

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
February 18, 2016**

Present:

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

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:48 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 January 11, 2016 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the January 11, 2016 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2911-2016

Applicant: Joel Barrette (Canadian Tire)

Legal: Lot 14, Block C, Plan 0825300

Municipal: 6607 – 50 Avenue

Proposed Development: Accessory Use (Garden Centre Cash Out)

A report prepared by the Planning & Operations Clerk Angela Stormoen was reviewed as follows:

General:

The applicant is proposing to construct a 10' by 12' structure to be used for cash out at the outside Garden Centre for sale of plants/trees and garden supplies.

The site is to be located along the north side of the property with a fenced area to contain the plants and garden supplies. The structure will be set up approximately April through August of every year.

The location has been approved by the Fire Department in regards to fire lanes.

Alternatives:

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

Recommendation:

That the Municipal Planning Commission consider approval of 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. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
3. The owner/applicant must ensure the proposed development (Temporary Garden Cash Out Structure) shall be located in accordance with the approved plan;
4. The owner/applicant must ensure the store front (west side of the building) and fire lanes are clear of any obstructions;

Discussion:

Planning and Operations Clerk Angela Stormoen indicated that the applicant is proposing to construct a 10' by 12' structure to be used for cash out at the outside Garden Centre for sale of plants/trees and garden supplies.

The site is to be located along the north side of the property with a fenced area to contain the plants and garden supplies. The structure will be set up approximately April through August of every year.

The location has been approved by the Fire Department in regards to fire lanes.

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

MOTION CARRIED
UNANIMOUS

6. **Development Application:** 2913-2016
Applicant: Advantage Tower Ltd.
Legal: Lot 1, Block 1, Plan 7721413
Municipal: 5902 – 44 Avenue
Proposed Development: Communication Tower

A report prepared by the Planning & Operations Clerk Angela Stormoen was reviewed as follows:

General:

The applicant is proposing development of a Communication Tower at 4902 – 44 Avenue. The development is proposed in the Land Use District P: Public Use District and the use of a Communication Tower is discretionary, therefore requires approval from MPC. The applicant is replacing an existing 65 foot tower with a new CSA Standard 80 foot Self Support Tower in the same location.

Communication Towers are regulated through Industry Canada and the Town of Stettler does not have a right to veto the location of a communication tower but as it exceeds 15 feet in height it requires a Development Permit.

Alternatives:

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

Recommendation:

That the Municipal Planning Commission consider approval of 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. The proposed development (Communication Tower) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler.

Discussion:

Planning and Operations Clerk Angela Stormoen indicated that the applicant is proposing development of a Communication Tower at 5902 – 44 Avenue. The development is proposed in the Land Use District P: Public Use District and the use of a Communication Tower is discretionary, therefore requires approval from MPC. The applicant is replacing an existing 65 foot tower with a new CSA Standard 80 foot Self Support Tower in the same location.

Communication Towers are regulated through Industry Canada and the Town of Stettler does not have a right to veto the location of a communication tower but as it exceeds 15 feet in height it requires a Development Permit.

Councillor Darcy Bachman made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:54 a.m. on a motion by Councillor Will Brown.