

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
February 25, 2014**

Present:

Councillors Al Campbell, Darcy Bachman, Malcolm Fischer, Will Brown and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Hallett

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 December 3, 2013 MPC Meeting Minutes**

Al Campbell indicated that he did not attend the December 3, 2013 MPC meeting; therefore the agenda should be amended to confirm Councillor Malcom Fischer as Chairman and who called the meeting to order.

Moved by Councillor Darcy Bachman that the Minutes of the December 3, 2013 MPC meeting be approved.

MOTION CARRIED
Unanimous

4. **Business Arising**

Chairman Al Campbell questioned if the Edward Cutts development appeal had been concluded. Planning & Development Officer Leann Graham indicated that the hearing will reconvene on February 27, 2014 at 9:00 am at the Town Office.

5. **Development Application:** 2766-2014

Applicant: 1143470 Alberta Ltd.

Legal: Lot 1, Block 1, Plan 1125166

Municipal: 4905-44 Avenue

Proposed Development: Professional Building

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

General:

The applicant is proposing development of a 2 storey professional building. 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.

Further the applicant is requesting a front yard variance of 0.36 meters (4%) along 44 Avenue.

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. That the owner/applicant receives a front yard variance of 0.36 (4%) meters to accommodate the proposed 2 storey professional building.
2. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11;
3. 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;
4. 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;
5. The proposed development (2 storey professional building) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
6. 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;
7. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines.
8. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
9. The owner/applicant will be required to landscape and maintain the ditch/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 accesses to the site from 44 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 a 2 storey professional building. 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. Further the applicant is requesting a front yard variance of 0.36 meters (4%) along 44 avenue.

Councillor Al Campbell questioned if there would be access from Hwy 12 onto the property. Planning & Development Officer Leann Graham replied that there would only be access from 44 avenue. Alberta Transportation requires a 30 meter setback from the edge of the highway right of way. The proposed access would be setback approximately 53.61m from the edge of the highway right of way.

Councillor Al Campbell inquired about a second access to the proposed development. Planning & Development Officer Leann Graham commented that the applicant will potentially have shared access with the neighboring property, if not they will create their own access.

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

**MOTION CARRIED
UNANIMOUS**

Adjournment: The meeting adjourned at 8:51 a.m. on a motion by Councillor Sean Nolls.