

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
March 16, 2012

Present:

Councillors Al Campbell, Darcy Bachman and Leona Thorogood, Planning & Development Officer Leann Graham, CAO Rob Stoutenberg and Planning & Development Clerk Dara Green

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:50 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 27, 2012 MPC Meeting Minutes**

Moved by Councillor Leona Thorogood that the Minutes of the February 27, 2012 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application: 2617-2012**

Applicant: Real Good Oil Enterprises Ltd.

Legal: Lot 1, Block 1, Plan 1759KS

Municipal: 6102 – 50 Avenue

Proposed Development: 986 ft² Addition to the Existing Gas Station C-Store
And Addition of a new 2453 ft² liquor store

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

General:

The applicant is proposing development of an addition to an existing Gas Bar, Convenience Store and an addition of a liquor store. The development is proposed in the Land Use District C2: Highway Commercial District and will need to meet the regulations set out in the Commercial and Industrial Design Guidelines

Alternatives:

- Defeat the application stating reasons.

Recommendation:

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

1. The owner/applicant will be required to provide the Town of Stettler security in the amount of \$10,000 in the form of a Letter of Credit or Cash (to be returned upon completion) to ensure that all of the conditions listed below have been met to the satisfaction of the Town of Stettler.
2. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines.
3. The owner/applicant will be required to prevent access onto 61 Street by installing curb and gutter with a landscaped boulevard (Please see attached curb and gutter standards).
4. The owner/applicant will be required to install curbing around all parking landscaped areas.
5. Landscaping plan will be submitted to the Town of Stettler Development Authority for approval and shall be completed by the end of the first growing season following the date of approval.
6. The owner/applicant will landscape and maintain the boulevard around the development.
7. The owner/applicant will ensure that a drainage plan is approved by the Town of Stettler's Director of Operations.
8. The owner/applicant will ensure that the driving surfaces on the proposed development site consist of a pavement top.
9. That all outdoor storage areas and garbage areas are screened from neighboring residential properties and Highway 12.
10. 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.
11. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2018-11
12. 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.
13. 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.
14. The applicant shall arrange for and obtain approval from the Municipal Fire Department to confirm compliance with the Provincial Fire Code.
15. 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.

Discussion

Planning & Development Officer Leann Graham indicated the applicant is proposing development of an addition to an existing Gas Bar, Convenience Store and an addition of a liquor store. The development is proposed in the Land Use District C2: Highway Commercial District and will need to meet the regulations set out in the Commercial and Industrial Design Guidelines.

The applicant is proposing to extend the building on the east and the west. The existing convenience store is encroaching into the rear yard setback (3m) by 1.83m. The existing gas station and convenience store were approved at its current location by the Regional Planning Commission in 1968, the car wash addition was approved at its current location by the Municipal Planning Commission in 1986.

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.

After discussion with the Director of Operational Services regarding the access onto 61 Street, it was determined that the proposed distance between the centre line of the intersection and the access is only 10.58m, the standard distance is 30m. CAO Rob Stoutenberg indicated that the entrance off 61 Street has always had issues and with additional traffic and there will most likely be more. He continued to mention that if the Town of Stettler makes too much of a mess along the street, that Alberta Transportation will require the Town to pay for the costs incurred. CAO Rob Stoutenberg also questioned if intensity would change in the area. Councillor Leona Thorogood said that the volume of traffic would increase but the amount of traffic that would be parked at the proposed development would be minimal. She continued to ask if adding curb to close off the entrance onto 61 street was one of the conditions that are required to be met. Planning & Development Officer Leann Graham confirmed.

Councillor Leona Thorogood questioned if the fuel pump island was going to remain at its current location. Planning & Development Officer Leann Graham confirmed that the gas bar would remain in its current location and that they would still be selling fuel.

Planning & Development Officer Leann Graham indicated that the applicant intends to convert the carwash area into a loading and storage area for the liquor store. Councillor Leona Thorogood stated that the intended uses of the buildings are not an issue. Planning & Development Officer Leann Graham confirmed.

Planning & Development Officer Leann Graham indicated that following review with CAO Rob Stoutenberg, one of the main issues to consider was that vehicles would be backing out onto the street similar to other business along the road when leaving the parking area. Councillor Leona Thorogood mentioned that there are similar problems elsewhere in Town, such as Main Street and the proposed development area is not considered a main thoroughfare, so it should not be an issue.

Councillors discussed the need for another liquor store in Town and whether or not the Town should be allowing another store to open up. It was concluded that it was not the Town's authority to decide how many types of a particular business should be allowed to open up in Stettler.

Planning & Development Officer Leann Graham indicated that the applicant had not yet submitted a landscape plan because they wanted to wait until they had approval to build. Chairman Al Campbell asked if the back alley would be affected with the buildings being set back that far. Planning & Development Officer Leann Graham indicated she could complete a circulation of information to surrounding neighbors to know what the exact impact if needed. Councillor Leona Thorogood asked if the proposed buildings would be flush with the existing structures. Planning & Development Officer Leann Graham confirmed. Chairman Al Campbell asked if there are any restrictions on how long liquor stores can remain open until. Planning & Development Officer Leann Graham explained that currently Esso is open until 11:00pm but liquor store hours are determined by their AGLC License. Chairman Al Campbell questioned if they required approval to stay open late. Planning & Development Officer Leann Graham confirmed that the business would have to specifically apply to AGLC for a license.

Councillor Leona Thorogood made a motion to approve a variance to the rear yard setback (3m) by 1.83m application as presented.

MOTION CARRIED

(2 -1) OPPOSED Chairman Al Campbell

Adjournment: The meeting adjourned at 9:00 a.m. on a motion by Councillor Leona Thorogood.