

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**March 24, 2015**

**Present:**

Councillors Malcom Fischer, Will Brown and Sean Nolls, Contract Development Officer Dave Dittrick, and Planning & Development Clerk Angela Stormoen

1. **Call to Order:** Chairman Malcolm Fischer called the meeting to order at 1:44 p.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Sean Nolls to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the February 10, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the February 10, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

Contract Development Officer Dave Dittrick mentioned a homeowner is wanting to open a private day care in a residential area and in doing so would be demolishing an existing house and rebuilding a new house. As there are no existing uses in the proposed zone for a day care the property would have to be rezoned, therefore would require Councils' approval and the homeowner wanted to ensure this would be at all possible before starting the process.

Councillor Malcolm Fischer mentioned there is already traffic and existing noise from the adjacent property that it shouldn't be an issue.

Councillor Sean Nolls added that as long as the house is a design that would fit in the neighborhood and it had proper fencing to provide privacy to the neighbors the proposed use wouldn't be of concern.

Contract Development Officer Dave Dittrick mentioned letters of approval from the adjacent properties, house plans, fencing type, business plan and site plan would all be required and considered before approval of rezoning/development.

5. **Development Application:** 2848-2015

**Applicant:** County of Stettler Housing Authority

**Legal:** Block MC, Plan 2398

**Municipal:** 6011 – 50 Avenue

**Proposed Development:** Accessory Building (Scooter Storage)

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

**General:**

The applicant is proposing to construct a 24' by 26' accessory building to be used for scooter storage.

The site is to be located east of Heart Haven Lodge on an existing grassed area. No trees will need to be removed as a result of the construction.

**Alternatives:**

- Defeat the application, stating reasons.

**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 (Garage) shall be located in accordance with the approved plan;
4. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code.

**Discussion**

Councillor Malcolm Fischer mentioned the accessory building's façade, shingles and doors should complement the colour of the Heart Haven Lodge exterior.

Councillor Sean Nolls mentioned the location of the accessory shed makes it convenient for the tenants of the lodge as it is easily accessible at all times of the year.

Moved by Councillor Sean Nolls approve the application pursuant to the Administration's recommended conditions of approval; and to add Condition 5. The colour of the shingles, siding and doors must complement the colour of the Heart Haven Lodge exterior.

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 1:53 p.m. on a Motion by Councillor Sean Nolls.