

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
March 31, 2014**

Present:

Councillors Al Campbell, Darcy Bachman, Will Brown and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Angela Alder

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 Will Brown to accept the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of the February 25, 2014 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the February 25, 2014 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2775-2014

Applicant: Hoopfer Construction

Legal: Lot E pt 4, Block 1, Plan 5128KS

Municipal: 6118-50 Avenue

Proposed Development: Façade Improvement

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

General:

The applicant is proposing development of façade improvements to an existing Highway Commercial 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. Therefore the applicant requires MPC approval for the exterior design of the building prior to proceeding with the improvements.

Alternatives:

- Approve the proposed design with changes or conditions
- Defeat the proposed design stating reasons.

Recommendation:

That the Municipal Planning Commission Approve the proposed design of the façade improvement subject to the following conditions:

1. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines.

2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2018-11.
3. 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.
4. 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 of the development permit. In order to obtain a building permit all appropriate fees, plans, schedules, and applications must be submitted.

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of façade improvements to an existing Highway Commercial 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. Therefore the applicant requires MPC approval for the exterior design of the building prior to proceeding with the improvements.

Councillor Sean Nolls made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:50 a.m. on a motion by Councillor Darcy Bachman.