

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
March 31, 2017

Present:

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

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:35 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 13, 2017 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the February 13, 2017 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2981-2017
Applicant: Stettler Hospital & Care Centre
Legal: Lot 5, Block M, Plan 9020298
Municipal: 5912 – 47 Avenue
Proposed Development: Accessory Use (Chiller Unit)

A report prepared by the Director of Planning & Development was reviewed as follows:

General:

The applicant is proposing to install a 37' x 7.5' outdoor air cooled chiller unit on an existing grassed area on the northerly side of the Hospital.

The original proposed location of the chiller unit was within the Town of Stettler utility right of way which is not permitted under Section 43: Easements of the Land Use Bylaw 2060-15:

- 43.1: A development permit shall not be issued for a development, other than a fence, that encroaches in or over a utility easement or right-of-way without the written consent of the person whom the easement is registered to or the person whose utility line is located in the easement.

After review by the Director of Operations and discussions with the applicant, it was agreed to allow the chiller unit to be located a minimum of 1.0' north and parallel of the utility right of way with ductwork (piping) crossing the utility right of way on structural beams from the chiller unit to the building.

Alternatives:

- Defeat the application stating reasons

Recommendation:

That the Municipal Planning Commission approves 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 must ensure the proposed duct work (piping) crossing the utility right of way (plan number 9223249) is clear of all existing utilities.
3. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
4. The owner/applicant must ensure the proposed development (Chiller Unit) shall be located in accordance with the approved plan, any changes must be approved by the Town of Stettler;
5. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

Discussion:

Planning & Operations Clerk Angela Stormoen indicated that the applicant is proposing to install a 37' x 7.5' outdoor air cooled chiller unit on an existing grassed area on the northerly side of the Hospital.

The original proposed location of the chiller unit was within the Town of Stettler utility right of way which is not permitted under Section 43: Easements of the Land Use Bylaw 2060-15:

- 43.1: A development permit shall not be issued for a development, other than a fence, that encroaches in or over a utility easement or right-of-way without the written consent of the person whom the easement is registered to or the person whose utility line is located in the easement.

After review by the Director of Operations and discussions with the applicant, it was agreed to allow the chiller unit to be located a minimum of 1.0' north and parallel of the utility right of way with ductwork (piping) crossing the utility right of way on structural beams from the chiller unit to the building.

Moved by Councillor Will Brown to approve the application as presented.

MOTION CARRIED
UNANIMOUS

6. **Development Application:** 2982-2017
Applicant: Town of Stettler
Legal: Lot N, Plan 2622TR & Lot 3, Plan 8220910
Municipal: 6023 – 44 Avenue
Proposed Development: Accessory Use (Ice Plant)

A report prepared by the Director of Planning & Development was reviewed as follows:

General:

The applicant is proposing to install a 43' x 20' ice plant unit on the west side of the existing Stettler Recreation Centre.

The skid mounted ice plant will be located ~19' from the building with piping running from the plant to the building. The pipes will be braced by support beams.

The zoning is Public Use District. The yard setbacks for accessory buildings in non-residential districts must be equal to the roof height. Therefore all setbacks meet the land-use bylaw requirements.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

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

6. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2060-15.
7. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
8. The owner/applicant must ensure the proposed development (Chiller Unit) shall be located in accordance with the approved plan, any changes must be approved by the Town of Stettler;
9. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

Discussion:

Planning & Operations Clerk indicated that the applicant is proposing to install a 43' x 20' ice plant unit on the west side of the existing Stettler Recreation Centre.

The skid mounted ice plant will be located ~19' from the building with piping running from the plant to the building. The pipes will be braced by support beams.

The zoning is Public Use District. The yard setbacks for accessory buildings in non-residential districts must be equal to the roof height. Therefore all setbacks meet the land-use bylaw requirements.

Moved by Councillor Darcy Bachman to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:40 a.m. on a motion by Councillor Will Brown.