

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
May 21, 2015**

Present:

Councillors Al Campbell, Darcy Bachman, Sean Nolls and Will Brown, Contract Development Officer Dave Dittrick, and Planning & Development Clerk Angela Stormoen

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:48 am.

2. **Approval of Agenda/Additions**

Moved by Councillor Darcy Bachman to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the April 28, 2015 MPC Meeting Minutes**

Moved by Councillor Sean Nolls that the Minutes of the April 28, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2854-2015

Applicant: Priority Permits Ltd.

Legal: Lot 3, Block 3, Plan 3175TR

Municipal: 6710 – 50 Avenue

Proposed Development: Freestanding Sign and Drive-thru Signage

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

General:

The applicant is proposing to construct one 12.0 m (39' 6") freestanding sign as well as drive through signage on their property. The McDonald's restaurant will be located immediately west of the Tim Hortons, adjacent to the service road fronting onto Highway 12. The signage will be at a height greater than Tim Hortons' and Wal-Mart. Administration has concerns with the scale of the sign, however it is not uncommon to see staggered heights of signs, and McDonald's signs are prominent in other municipalities.

The City of Lacombe allows a maximum height of 10m and an area of 30 square meters. The City of Red Deer allows a maximum height of 9m and an area of 12 square meters.

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

Section 68.2.3 of the Land Use Bylaw states that the area of a freestanding sign shall not exceed 0.2 square metres in area for each metre in street frontage to a maximum of 10.0 square metres. The "golden arches" measures 13' wide and 10' high, or 12 square metres. The applicant is seeking a 20% variance of the bylaw.

Section 68.2.4 of the Land Use Bylaw states that the maximum height of freestanding signs shall be 9.0 metres. The applicant is seeking a 25% variance of the bylaw.

Alternatives:

- Not grant the variance requests, and require the applicant to install the sign based on our bylaw requirements.

Recommendation:

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. That drive-thru signage and one freestanding sign with a height variance of 25% to 12 metres and an area variance of 20% to 12 square metres is permitted to be located on the property.

Discussion

Councillor Sean Nolls questioned what the height difference is compared to the Land Use Bylaw. Contract Development Officer Dave Dittrick confirmed the height difference would be 2 meters.

Councillor Darcy Bachman questioned if the height would cause any problems. Contract Development Officer mentioned as long as the signs along that corridor of hi-way are at staggered heights it shouldn't be a problem.

Councillor Sean Nolls mentioned as long as the sign is not purposely blocking another sign.

Councillor Darcy Bachman made a motion to accept the application as presented.

5. **Applicant:** Wells Furniture
Legal: Lot 1&2, Block 58, Plan 3049
Municipal: 4720 – 52 Street
Proposed Development: R2 to DC (Direct Control) to Accommodate the Development of a Playschool to a Maximum of 21 Students

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

General:

The applicant is proposing to convert a single detached dwelling located at 4720- 52 Street to a playschool to be occupied by the Sharebear Playschool Society. The applicant has a "letter of agreement" from the three neighbouring properties owners as support for her application.

Administration does not believe that a playschool with occupancy of 21 children is an appropriate use within a residential area. The applicant has been insistent that the playschool be located close to the Stettler schools. Administration contends that the Playschool should be located in the west-end commercial, downtown, or downtown (east) transitional land use district. Administration notes that several property owners on the block have already approached the Town, opposing this proposed use.

The Residential General R2 District does not accommodate playschools, therefore a land use bylaw amendment is required. If the Municipal Planning Commission deems it may be appropriate to locate the playschool at this site (or for that matter have a public hearing respecting this matter to gauge public acceptance), then Administration will bring forward an amending bylaw creating a Direct Control land use district, whereby Council will directly control the use of the property and be able to place strict regulations relating to it.

The Municipal Government Act allows municipalities to adopt Direct Control land use districts. Direct Control districts are used to manage special, one-of-a-kind land use situations. These zones have unique characteristics and have regulations created for the circumstances.

Administration has not officially "accepted" the application. This matter is being brought before the Municipal Planning Commission for advice. Any decisions on this matter will be made by the full Council.

Alternatives:

- N/A

Recommendation:

That the Municipal Planning Commission provides advice to Administration with respect to this matter.

Discussion

Councillor Al Campbell questioned how many neighbourhood approvals would be required surrounding the proposed development property. Contract Development Officer mentioned since it is a corner lot it would require approval from the four surrounding blocks.

Councillor Darcy Bachman mentioned the concern would be the volume of traffic multiple times through the day and that it is zoned residential for the use of dwellings not businesses.

Councillor Sean Nolls made a motion to support Daycares only in the Commercial Transitional Zoning areas.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 9:00 a.m. on a Motion by Councillor Will Brown.