

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
November 13, 2019**

Present:

Councillors Al Campbell, Gord Lawlor, Malcolm Fischer, Wayne Smith, Scott Pfeiffer and Cheryl Barros, Director of Planning and Development Leann Graham and Planning & Operations Clerk Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:27 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Gord Lawlor to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the October 9, 2019 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the October 9, 2019 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Director of Planning and Development advised the board that Dry Island Ltd. has started site work and is starting the process of pulling their first building permit.

Councillor W. Smith asked if the office received any public concerns, appeals or questions regarding the development. Director L. Graham advised that we had not.

6. **Development Application:** 3188-2019

Applicant: Stettler Auction Mart

Legal: Lot 7-9, Block 54, Plan 4427AJ

Municipal: 4305 – 52 Avenue

Proposed Development: Addition via Mobile Unit and Breezeway

Director of Planning and Development read a report that follow:

General:

The Stettler Auction Mart is proposing an addition to the north east corner of their building and is requesting a 7 meter front yard variance in order to accommodate the addition onto their current building.

The current structure is built on the north property line and contains a large window on the east wall roughly 6-8 feet from the front of the building. It is the Action Mart's intention to cut out this window and use this space as the entrance to the addition.

The proposed mobile unit addition was a used portable post office built in 2003. The structure will be transported to location in two pieces and placed directly beside the existing building. Once placed the applicant will build a small breezeway to accommodate the space between the existing building and mobile unit (predicted to be 2-4 feet dependent on proximity of mobile unit to building).

Development Review:

See Attached Land Use Bylaw Review of the following sections:

Section 9: Definitions

Section 21: Variance Authority

Section 87: I Industrial District

Legislation and Policy:

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

Recommendation:

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

- 1) The applicant receives a 7 meter front yard variance allowing the addition to have a 2 meter front yard setback;
- 2) The owner/applicant must comply with all other provisions of the Town of Stettler Land Use Bylaw #2060-15;
- 3) Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation;
- 4) The owner/applicant is responsible for the cost and repair of any damages to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
- 5) The proposed development (Addition via Mobile Unit and Breezeway) shall be located in accordance with the approved plan;
- 6) The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
- 7) The owner/applicant shall arrange for and obtain approval from the Stettler Regional Fire Department to confirm compliance with the Provincial Fire Code;
- 8) The owner/applicant shall ensure the Occupancy Application Form be filled out and signs by all applicable authorities and returned to the Development Authority upon completion of the development;

The owner/applicant must obtain a building permit for this development following the mandatory 14 day appeal period. (In order to obtain a building permit all proper

documentation, plans and fees must be in place). If construction commences prior to the building permit being obtain the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

Alternatives:

- Approve the application with conditions

Discussion

Councillor G. Lawlor asked for confirmation that the 7 meter variance is to allow the proposed addition to line up with the current building and that it would not stick further out. Director of Planning and Development Leann Graham confirmed that the addition to the building will not extend further north than the front of the existing building.

Moved by Councillor G. Lawlor to approve the application as presented.

MOTION CARRIED

Unanimous

7. **Adjournment:** The meeting adjourned at 8:31 a.m. on a motion by Councillor Al Campbell.