

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
October 10, 2014**

Present:

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

1. **Call to Order:** Chairman Darcy Bachman called the meeting to order at 8:46 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 August 11, 2014 MPC Meeting Minutes**

Moved by Councillor Sean Nolls that the Minutes of the August 11, 2014 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

Planning and Development Officer Leann Graham mentioned that there was a change to application 2806-2014, the proposed four bay retail building has been revised to a two bay retail building as the one tenant required more square footage, everything else remains the same.

5. **Development Application:** 2825-2014

Applicant: Northstar Trucking

Legal: Lot 2&3, Block 4, Plan 002772

Municipal: 4102 & 4106 – 50 Avenue

Proposed Development: Concrete Manufacturing / Plant

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

General:

The applicant is proposing development of a Concrete Manufacturing / Plant at 4106 & 4102 – 50 Avenue. The development is proposed in the Land Use District I: Industrial District and the use of a concrete manufacturing/ plant is discretionary, therefore requires approval from MPC. The applicant purchased 2 industrial lots from the Town in 2012, has built a shop and office on the West lot and is now proposing a concrete batch plant on the north side of the building.

Alternatives:

- Approve the application with additional conditions
- 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 #2018-11;
2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;

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 proposed development (Concrete Manufacturing / Plant) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
5. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 51 of the Town Of Stettler Land Use Bylaw #2018-11;
6. The owner/applicant shall ensure that any water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
7. The owner/applicant must submit a landscape plan to the Town of Stettler's Planning and Development Officer for approval prior to commencing any work on the site;
8. The owner/applicant will be required to landscape and maintain the boulevard adjacent to the property;
9. Landscaping must be completed by the end of the first growing season following the date of approval;
10. Any signage will require approval from the Town of Stettler's Planning and Development Officer prior to installation.
11. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
12. The owner/applicant shall arrange for and obtain approval from the Municipal Fire Department to confirm compliance with the Provincial Fire Code.

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of a Concrete Manufacturing / Plant at 4106 & 4102 – 50 Avenue. The development is proposed in the Land Use District I: Industrial District and the use of a concrete manufacturing/ plant is discretionary, therefore requires approval from MPC. The applicant purchased 2 industrial lots from the Town in 2012, has built a shop and office on the West lot and is now proposing a concrete batch plant on the north side of the building.

Councillor Sean Nolls questioned if the applicant meets all the requirements and regulations. Planning and Development Officer Leann Graham assured they did.

Councillor Darcy Bachman questioned if the proposed development would affect the new pavement in the area. Planning and Development Officer Leann Graham mentioned the pavement design was intended for industrial use and the area already experiences heavy traffic.

Councillor Darcy Bachman inquired if the proposed site has water services. Planning and Development Officer Leann Graham stated that a separate service will require a separate meter and as per recommendation number six the owner/applicant shall ensure that any water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.

Councillor Sean Nolls inquired if there would be any waste disposal of a by-product for the proposed plant. Planning and Development Officer Leann Graham mentioned there was no indication of a by-product. Councillor Darcy Bachman added that a usual concrete plant would only produce small amounts of excess water.

Councillor Will Brown made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:52 a.m. on a motion by Councillor Sean Nolls.