

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
September 6, 2013**

Present:

Councillors Al Campbell, Darcy Bachman, Malcolm Fischer and Steven Wildeboer, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Hallett

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:47 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Steven Wildeboer to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the August 19, 2013 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the August 19, 2013 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2746-2013

Applicant: 765339 AB Ltd. o/a Jude's Liquor Store

Legal: Lot 5 & 6, Block 30, Plan 3682HW

Municipal: 5922 - 50 Avenue

Proposed Development: Retail Liquor Store

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

General:

The applicant is proposing development of a Retail liquor Store. The development is proposed in the Land Use District C2: Highway Commercial District and will need to meet the regulations set out in the Commercial and Industrial Design Guidelines.

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 shall meet the regulations set out in the Commercial and Industrial Design Guidelines.

2. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
3. The owner/applicant will ensure that a drainage plan is approved by the Town of Stettler's Director of Operations.
4. The owner/applicant will ensure that the driving surfaces on the proposed development site consist of a pavement top.
5. The owner/applicant must ensure all accesses are approved by the Town of Stettler's Director of operations.
6. The owner/applicant will submit a final landscape plan to the Town of Stettler's Planning and Development Officer for approval.
7. Landscaping shall be completed by the end of the first growing season following the date of approval.
8. The owner/applicant will landscape and maintain the boulevard around the development.
9. That all outdoor storage areas and garbage areas are screened from neighboring residential properties and Highway 12.
10. Any security lighting must be approved by the Town of Stettler's Development Authority prior to installation to ensure that the lighting does not pose a nuisance to neighboring residential districts.
11. 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.
12. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2018-11.
13. 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.
14. The proposed development shall be located in accordance with the approved plan, and all improvements as indicated on the submitted plans shall be constructed as shown unless otherwise stated in these conditions or approved hereafter by the Town of Stettler's Development Authority.
15. The applicant shall arrange for and obtain approval from the Municipal Fire Department to confirm compliance with the Provincial Fire Code.
16. 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 commencing from the date of approval. In order to obtain a building permit all appropriate fees, plans, schedules, and applications must be submitted.
17. The applicant must ensure that all conditions listed above have been complied with prior to obtaining a business license, and that a final occupancy permit has been issued by the Stettler Regional Fire

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of a Retail liquor Store. The development is proposed in the Land Use District C2: Highway Commercial District and will need to meet the regulations set out in the Commercial and Industrial Design Guidelines. Colors for the design have not yet been decided. Conditions for the development will be similar to those that were used for Red Deer Co-op.

Councillor Al Campbell questioned if there would be access from Hwy 12 onto the property. Planning & Development Officer Leann Graham replied that currently there is access from Hwy 12 onto the property and that it would depend on whether or not Alberta Transportation would allow the applicant to keep the existing approach or not; a condition of the development permit is confirmation from Alberta Transportation.

Councillor Darcy Bachman questioned if the Town of Stettler is responsible or liable for any underground contamination or tanks that are present on the property. Planning & Development Officer Leann Graham

stated that the current owner was able to get Alberta Environment to approve the property as remediated from when it was reclaimed in 1997. Councillor Steven Wildeboer asked if the title would indicate if the property had been remediated. Planning & Development Officer Leann Graham stated that the property will appear reclaimed in Alberta Environment's records and on their website however, the contamination is not registered at Alberta Land Titles.

Councillor Darcy Bachman asked what buildings the applicant was going to remove. Planning & Development Officer Leann Graham indicated that currently the applicant wishes to only remove the main building.

Councillor Malcolm Fischer made a motion to approve the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:56 a.m. on a motion by Councillor Darcy Bachman.