

# MUNICIPAL PLANNING COMMISSION

## AGENDA

March 31, 2014

8:45 A.M. - TOWN OFFICE – Board Room

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1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the February 25, 2014 MPC Meeting Minutes
5. Business Arising from the Minutes
8. **Development Application:** 2775-2014  
**Applicant:** Hooper Construction  
**Legal:** Lot E Pt 4, Block 1, Plan 5128KS  
**Municipal:** 6118-50 Avenue  
**Proposed Development:** Façade Improvement
10. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
February 25, 2014**

**Present:**

Councillors Al Campbell, Darcy Bachman, Malcolm Fischer, Will Brown and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Hallett & Angela Alder

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:48 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 December 3, 2013 MPC Meeting Minutes**

Al Campbell indicated that he did not attend the December 3, 2013 MPC meeting; therefore the agenda should be amended to confirm Councillor Malcom Fischer as Chairman and who called the meeting to order.

Moved by Councillor Darcy Bachman that the Minutes of the December 3, 2013 MPC meeting be approved.

MOTION CARRIED

Unanimous

4. **Business Arising**

Chairman Al Campbell questioned if the Edward Cutts development appeal had been concluded. Planning & Development Officer Leann Graham indicated that the hearing will reconvene on February 27, 2014 at 9:00 am at the Town Office.

5. **Development Application:** 2766-2014

**Applicant:** 1143470 Alberta Ltd.

**Legal:** Lot 1, Block 1, Plan 1125166

**Municipal:** 4905-44 Avenue

**Proposed Development:** Professional Building

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

**General:**

The applicant is proposing development of a 2 storey professional building. The development is proposed in the Land Use District C2: Highway Commercial District and needs to meet the regulations set out in the Commercial and Industrial Design Guidelines. The Commercial and Industrial Design Guidelines were created for the IDP highway gateways; however Council decided to extend the guidelines to all highway commercial developments within the Town of Stettler.

Further the applicant is requesting a front yard variance of 0.36 meters (4%) along 44 Avenue.

**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. That the owner/applicant receives a front yard variance of 0.36 (4%) meters to accommodate the proposed 2 storey professional building.

2. The owner/applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw #2018-11;
3. 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;
4. 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;
5. The proposed development (2 storey professional building ) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
6. 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;
7. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines.
8. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
9. The owner/applicant will be required to landscape and maintain the ditch/boulevard adjacent to the property;
10. Landscaping must be completed by the end of the first growing season following the date of approval;
11. The owner/applicant will ensure that the driving surfaces on the proposed development site consist of a pavement top.
12. The owner/applicant shall obtain approval from the Town of Stettler's Director of Operational Services for the location and construction of accesses to the site from 44 Avenue;
13. Any signage will require approval from the Town of Stettler's Planning and Development Officer prior to installation.
14. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
15. 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 2 storey professional building. The development is proposed in the Land Use District C2: Highway Commercial District and needs to meet the regulations set out in the Commercial and Industrial Design Guidelines. The Commercial and Industrial Design Guidelines were created for the IDP highway gateways; however Council decided to extend the guidelines to all highway commercial developments within the Town of Stettler. Further the applicant is requesting a front yard variance of 0.36 meters (4%) along 44 avenue.

Councillor Al Campbell questioned if there would be access from Hwy 12 onto the property. Planning & Development Officer Leann Graham replied that there would only be access from 44 avenue. Alberta Transportation requires a 30 meter setback from the edge of the highway right of way. The proposed access would be setback approximately 53.61m from the edge of the highway right of way.

Councillor Al Campbell inquired about a second access to the proposed development. Planning & Development Officer Leann Graham commented that the applicant will potentially have shared access with the neighboring property, if not they will create their own access.

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

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 8:51 a.m. on a motion by Councillor Sean Nolls.



## Request For Decision

### Agenda Item:

Development Permit Application : 2775-2014

Applicant: Hoopfer Construction

Legal: Lot E pt 4, Block 1, Plan 5128KS

Municipal: 6118 -50 Avenue

Proposed Development: Façade Improvement

### Recommendation:

That the Municipal Planning Commission Approve the proposed design of the façade improvement 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 must comply with all the provisions of the Town of Stettler Land Use Bylaw #2018-11.
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 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 of the development permit. In order to obtain a building permit all appropriate fees, plans, schedules, and applications must be submitted.

### General:

The applicant is proposing development of façade improvements to an existing Highway Commercial Building. The development is proposed in the Land Use District C2: Highway Commercial District and needs to meet the regulations set out in the Commercial and Industrial Design Guidelines. The Commercial and Industrial Design Guidelines were created for the IDP highway gateways; however Council decided to extend the guidelines to all highway commercial developments within the Town of Stettler. Therefore the applicant requires MPC approval for the exterior design of the building prior to proceeding with the improvements.

### Key Issues:

The Commercial and Industrial Design Guidelines outline guiding principles for both Commercial and Industrial Uses. The application of these guidelines is based on the use of the development and not on the zoning dedication.

### Legislation and Policy:

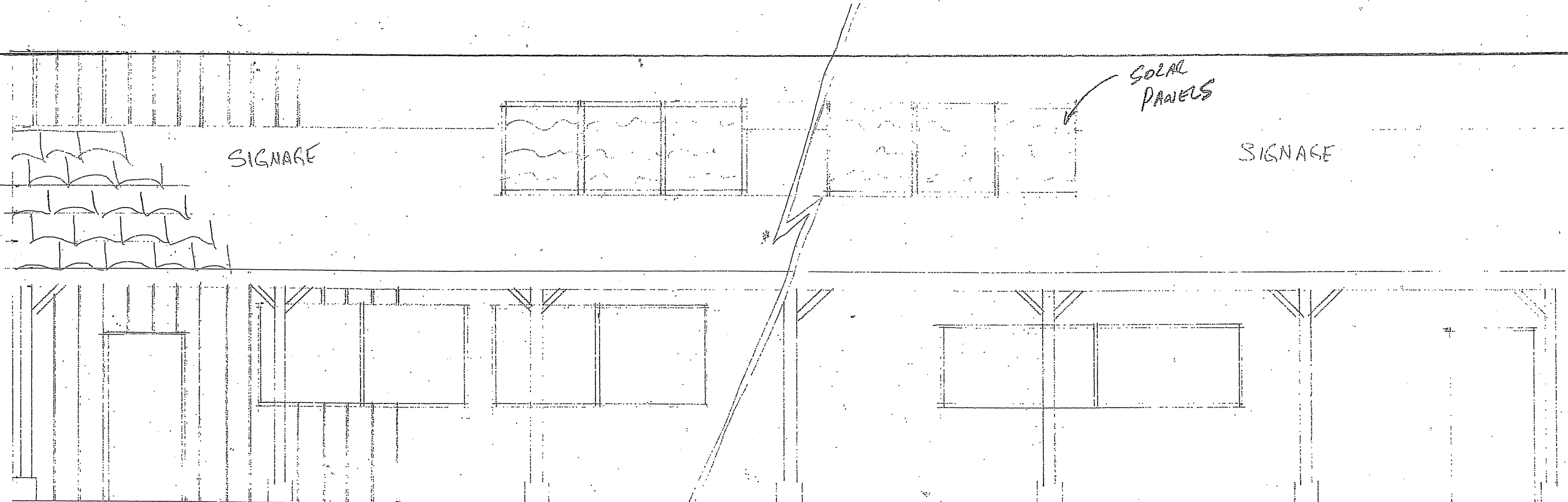
1. Staff has assessed this application against the provisions outlined in the Land Use Bylaw 2018-11, and the Commercial and Industrial Design Guidelines.

### Alternatives:

- Approve the proposed design with changes or conditions
- Defeat the proposed design stating reasons.

### Author:

Leann Graham, Planning and Development Officer



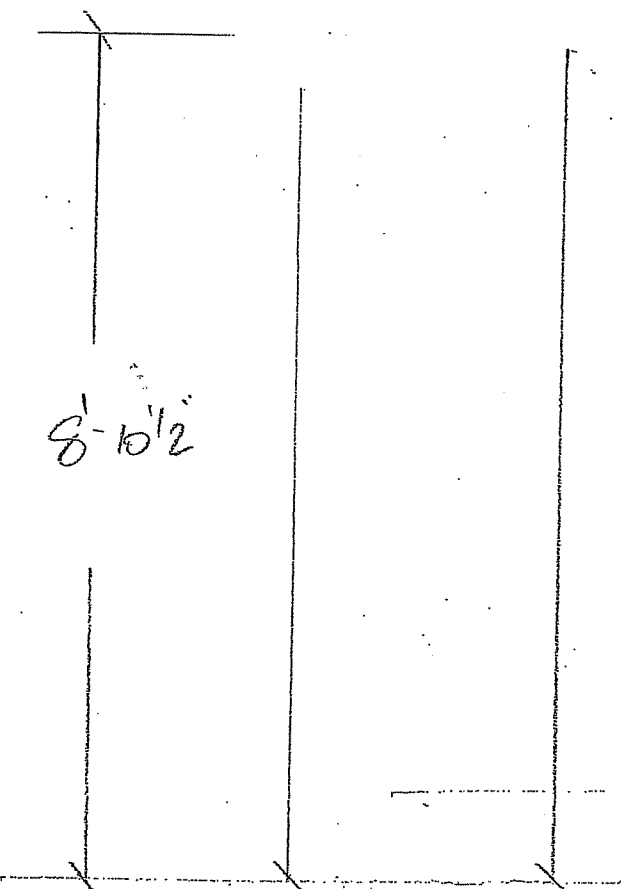
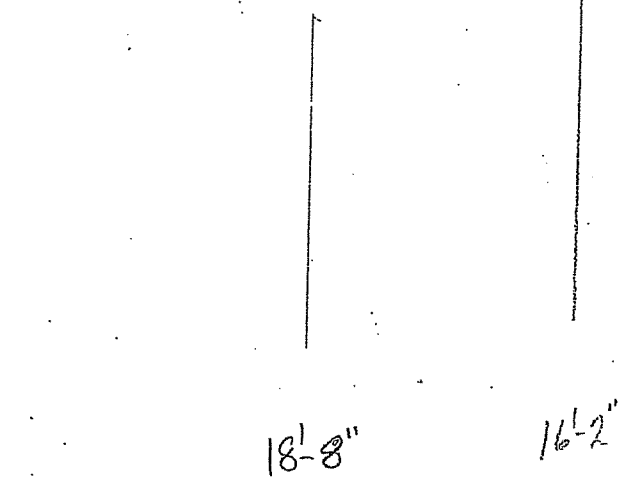
SIGNAGE

SOLAR  
PANELS

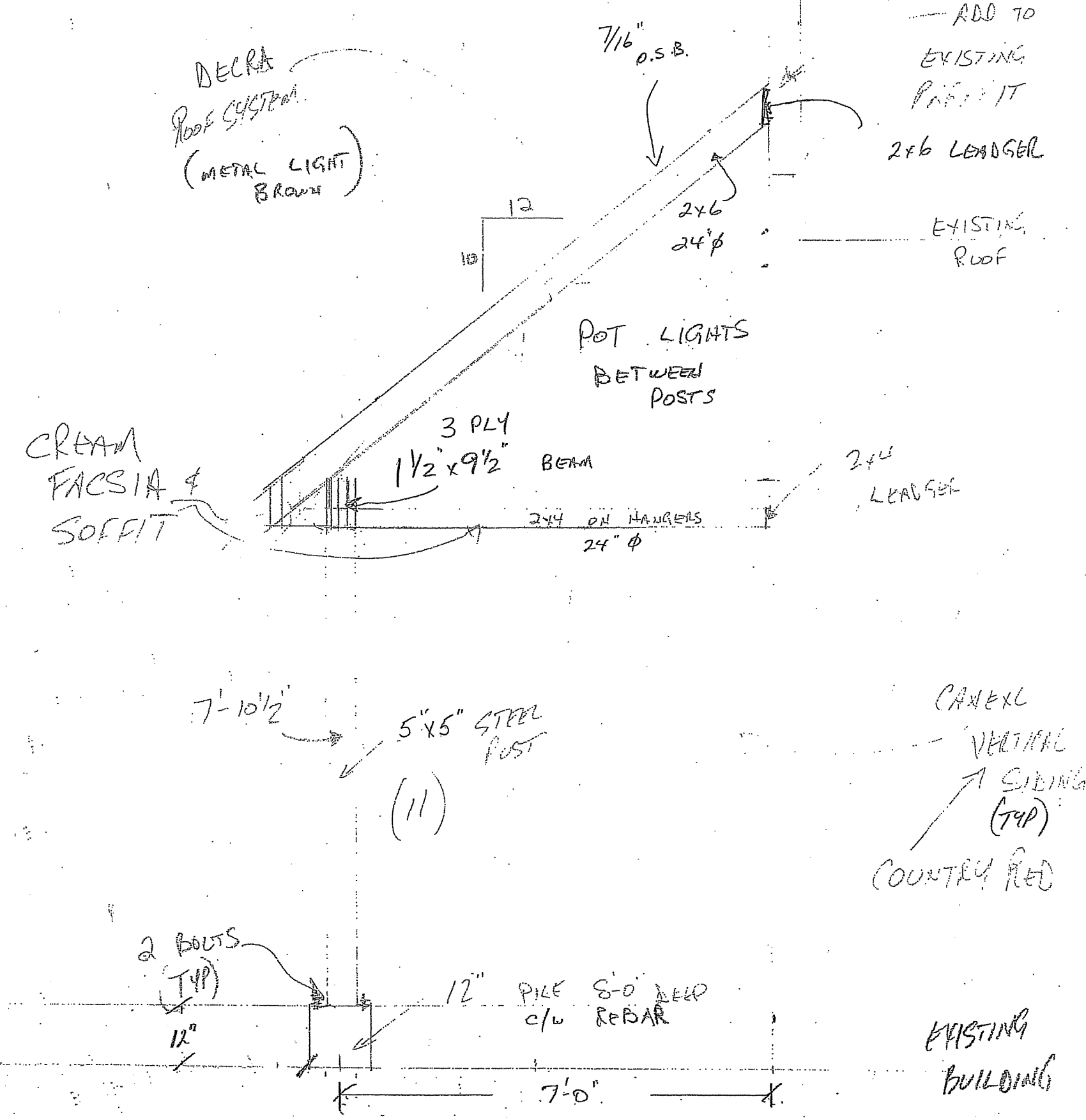
SIGNAGE

1/4" = 1'-0"

BURMAC MECHANICAL ZONE  
STORE FRONT RENO



PROPERTY PIN  
1/2 = 1'-0"



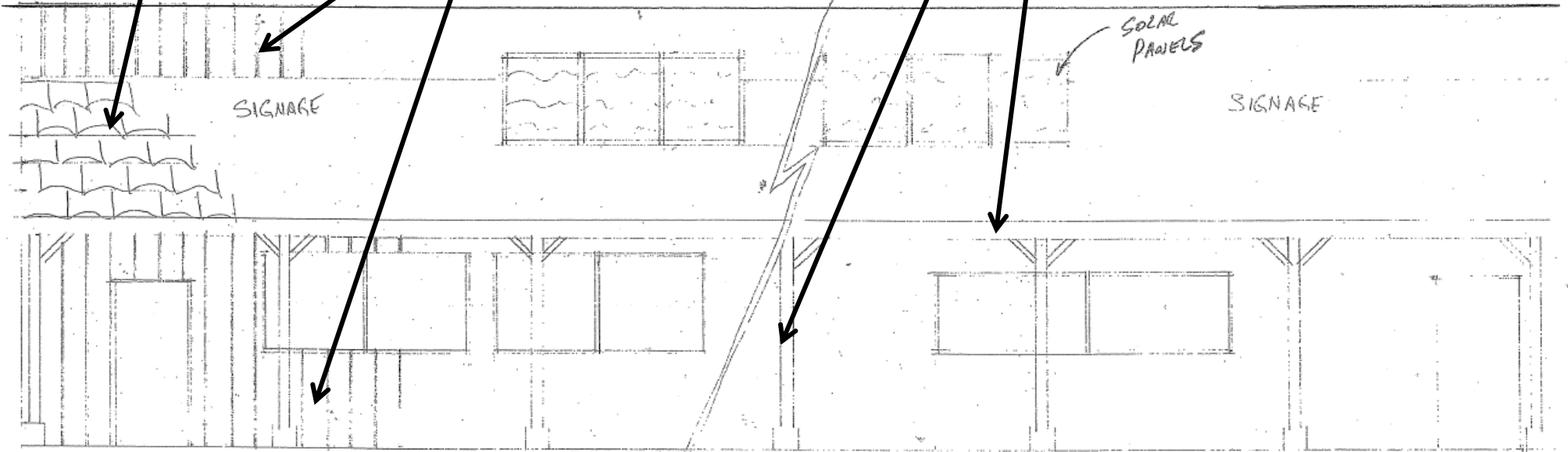
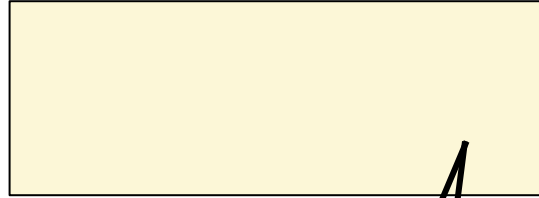
Antique Chestnut  
Stone Coated Steel  
Decra Shake XD



Country Red  
CanExel  
Vertical Siding



Wicker  
Kaycan Aluminum Fascia & Soffit  
Rust Resistant Painted Steel Pillars



1/4" = 1'-0"