

MUNICIPAL PLANNING COMMISSION

AGENDA

September 17, 2015

8:45 A.M. - TOWN OFFICE – Board Room

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the September 3, 2015 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 2892-2015
Applicant: JD's Academy of Dance
Legal: Plan 4234RS, Block 73, Lot 1A & 2A
Municipal: 4411 – 59 Street
Proposed Development: Change in Occupancy – Recreational Facility
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
September 3, 2015**

Present:

Councillors Al Campbell, Will Brown, Darcy Bachman, Malcolm Fischer, Contract Planning & Development Officer Dave Dittrick and Planning and Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:51 am.

2. **Approval of Agenda/Additions**

Moved by Councillor Malcolm Fischer to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the August 14, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the August 14, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2888-2015

Applicant: CHAR-MAR Holdings Corp.

Legal: Lot 4, Block 4, Plan 0227539

Municipal: 4006 – 50 Avenue

Proposed Development: Change in Use – Recreational Facility

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The applicant is proposing to utilize a previously approved industrial building to accommodate a recreation facility.

The Industrial Land Use District allows for all uses listed as either discretionary or permitted uses within commercial land use districts to be allowed in the industrial district.

Alternatives:

- Defeat the application, stating reasons.

Recommendation:

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

1. The Recreation Facility is listed as a discretionary use within commercial districts of the land use bylaw, therefore it can be considered a discretionary use within the Industrial District.

2. That the owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15; and
3. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;

Discussion

Councillor Darcy Bachman questioned what the size of the building is and when it was approved. Contract Development Officer Dave Dittrick mentioned the Building was previously approved as an industrial use, therefore the current application is strictly for a change in use.

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

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:55 a.m. on a Motion by Councillor Will Brown.



Request For Decision

Issue:

Development Permit Application: 2892-2015
Applicant: JD's Academy of Dance
Legal: Plan 4234RS Block 73 Lot 1A and 2A
Civic: 4411 – 59 Street
Proposed Development: Change in Use (Recreation Facility)

Recommendation:

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

1. That the owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15; and
2. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to utilize a former retail space (Artemis Computers) for Dance Studio (Recreation Facility). The C2 Highway Commercial District lists a Recreation Facility as a Discretionary Use.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw. This application is being referred to the Municipal Planning Commission because a recreation facility is a discretionary use.

Other Comments:

None

Alternatives:

Defeat the application, stating reasons.

Author:

Dave Dittrick, Contract Development Officer



56

59 St

45 Ave

45 Ave

59 St

59 St

59 St Liquor
4411
Proposed:
JD's Dance
Grandview
Grocery

5716

5714

5712

5717

5715

5713

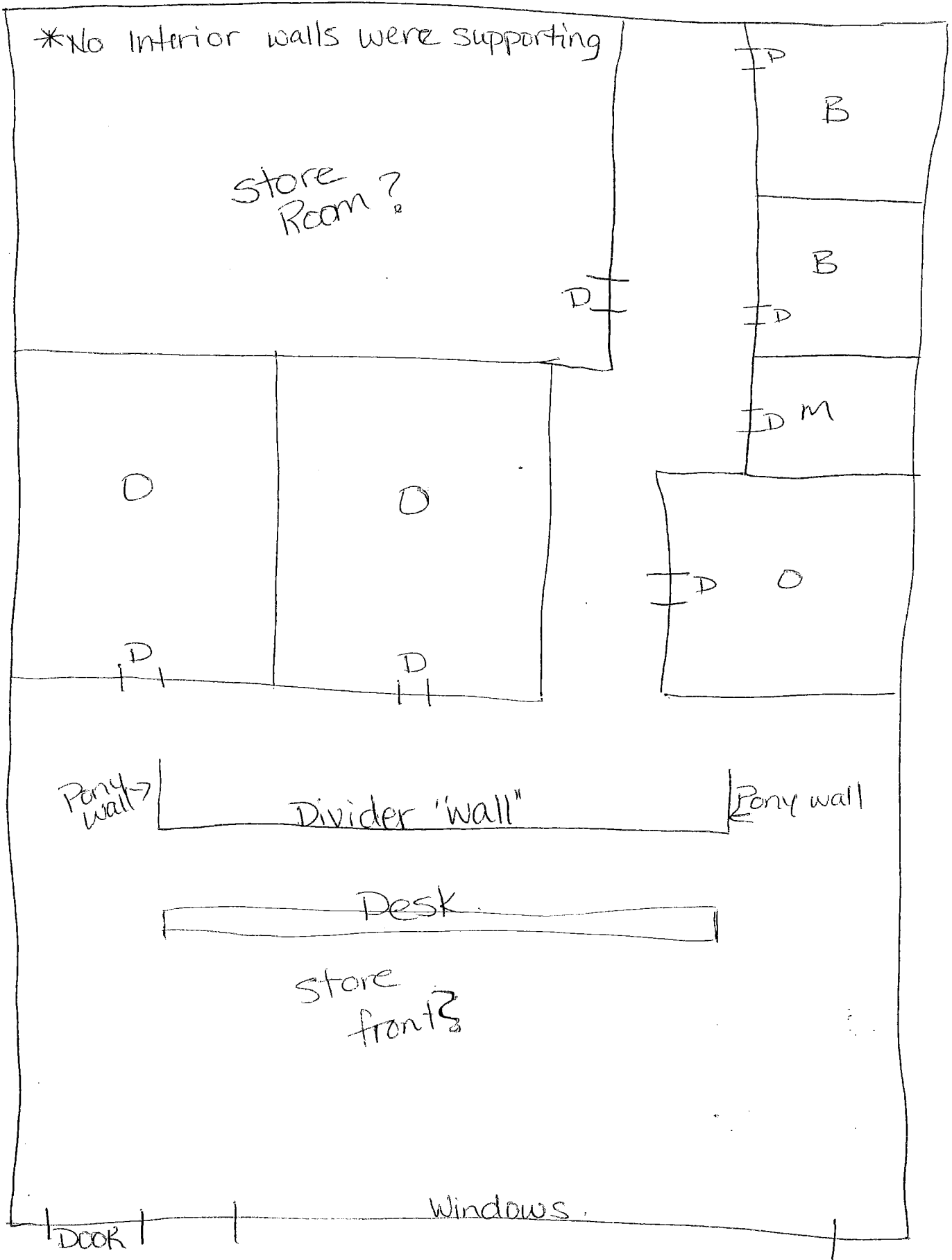
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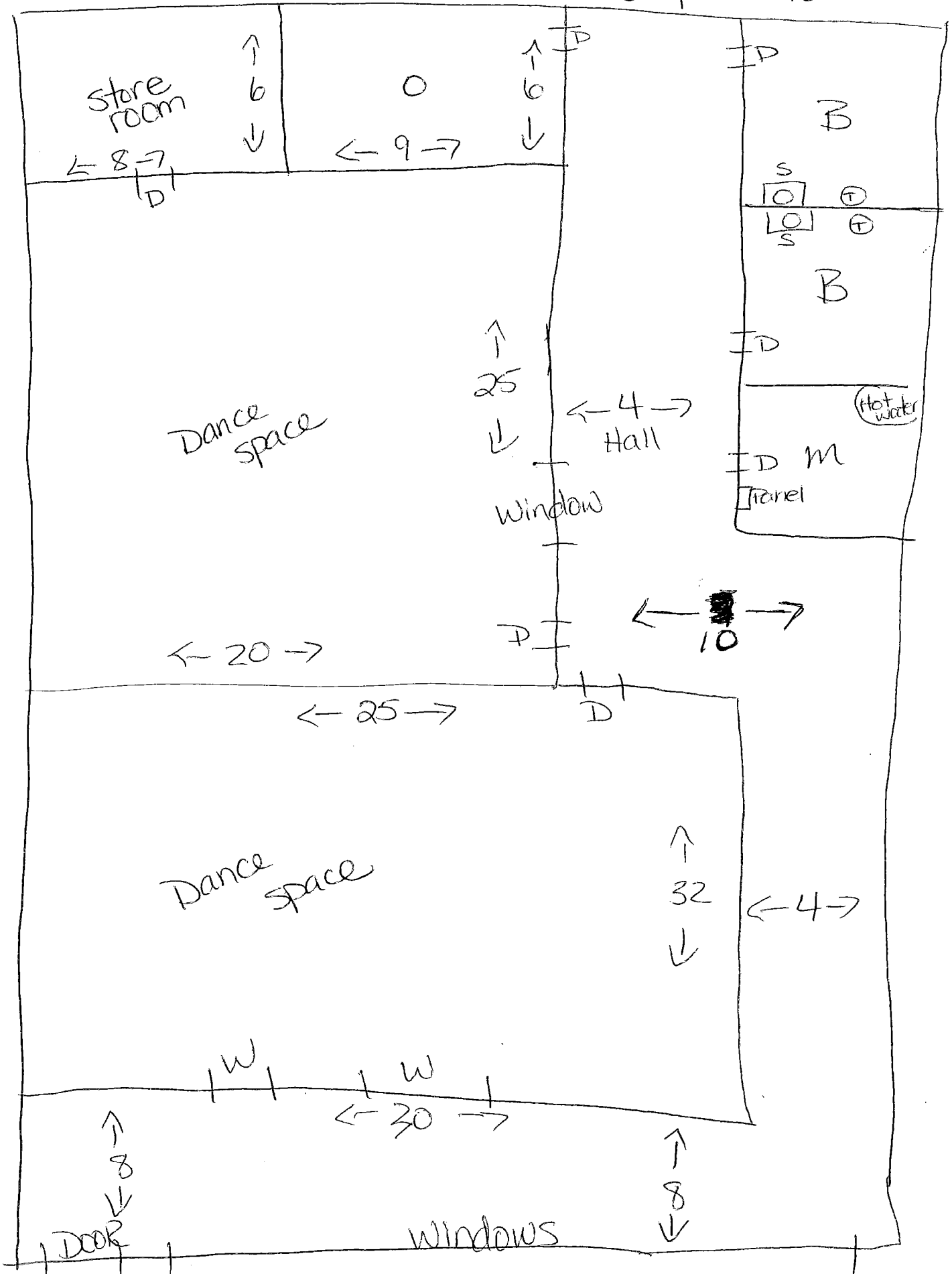
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Old "Artemis" Space

Approx. measurements in ft.

* ~~no~~ no change in bath or panel rooms.



New Studio Space