

MUNICIPAL PLANNING COMMISSION

AGENDA

DECEMBER 13, 2022

8:30 A.M. – TOWN OFFICE – COUNCIL CHAMBERS

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the October 12, 2022 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3419-2022
Applicant: Chesla Enterprise Ltd.
Legal: Lot Pt of H, Block 10, Plan 5583MC
Municipal: 5807 – 50 Avenue
Proposed Development: Office Building
7. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OCTOBER 12, 2022**

Present:

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, Gord Lawlor, Travis Randell and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerk Angela Stormeon

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:31 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Travis Randell to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the September 8, 2022 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the September 8, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3406-2022

Applicant: Woody's Automotive Ltd.

Legal: Lots 2, Block 2, Plan 8922686

Municipal: 4902 – 43 Avenue

Proposed Development: Temporary Structure: Metal Freight Container

Angela Stormoen, acting Director of Planning and Development read a report that follow:

General:

The applicant is proposing the placement of a second 2.5 meter by 12.2 meter metal freight container on the north side of the building and beside an existing metal freight container for additional storage on their parcel.

The existing metal freight container located to the north of the building received approval through Municipal Planning Commission in 2020.

Under the current zoning of C2: Highway Commercial, the use of "Temporary Structure" is a Discretionary Use as it is contained under "All Permitted Uses within the I District".

Development Review:

Land Use District – C2: Commercial Highway
Existing Land Use – Commercial Business

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 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 #2060-15;
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 #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Temporary Structure: Metal Freight Container) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
5. The owner/applicant shall ensure the temporary structure (metal freight container) is finished to a new standard matching the existing building and metal freight container. This may be achieved by a new coat of paint or siding on the structure and be approved by the Town of Stettler Development Authority;
6. The owner/applicant shall arrange for and obtain approval from compliance with the current Alberta Building Code;
7. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period.

Alternatives:

Defeat the application stating reasons.

Discussion

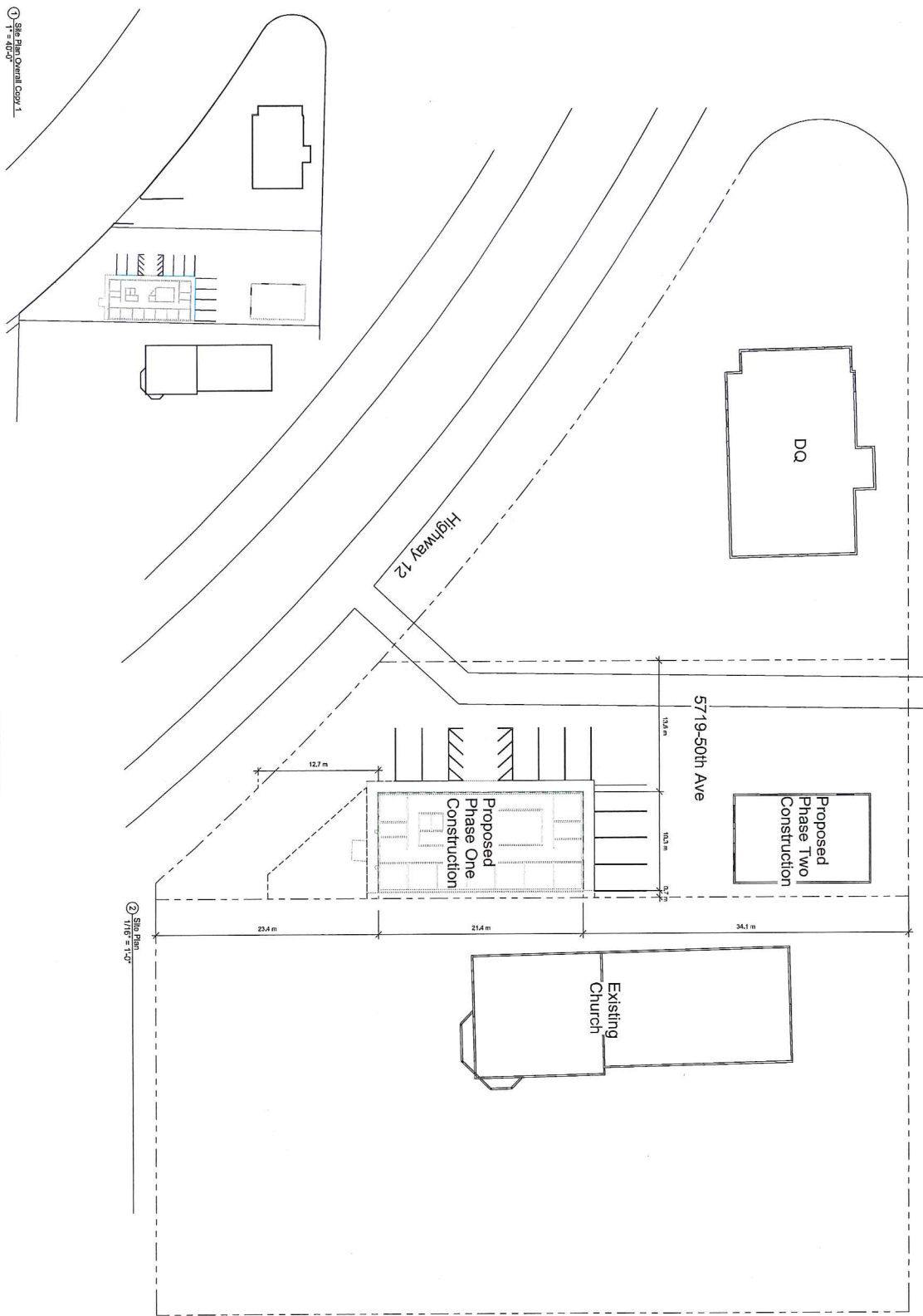
Councillor Wayne Smith mentioned he had no objections to the application as long as it is painted and appears the same as the existing pre-approved metal freight container.

Moved by Councillor Scott Pfeiffer to approve the application as presented.
MOTION CARRIED

Councillor Gord Lawlor abstained

7. The meeting adjourned at 8:37 am on a motion by Councillor Gord Lawlor

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① Site Plan Overall Copy 1
1" = 40.0'

② Site Plan
1/8" = 1'-0"

DO NOT SCALE DRAWINGS



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PROJECT:
Chesla Proposal

5719-50th Ave

DRAWING TITLE:
Site Plan

SHEET NO:
A 1.1

DATE:
August 13, 2022

SCALE:
As indicated

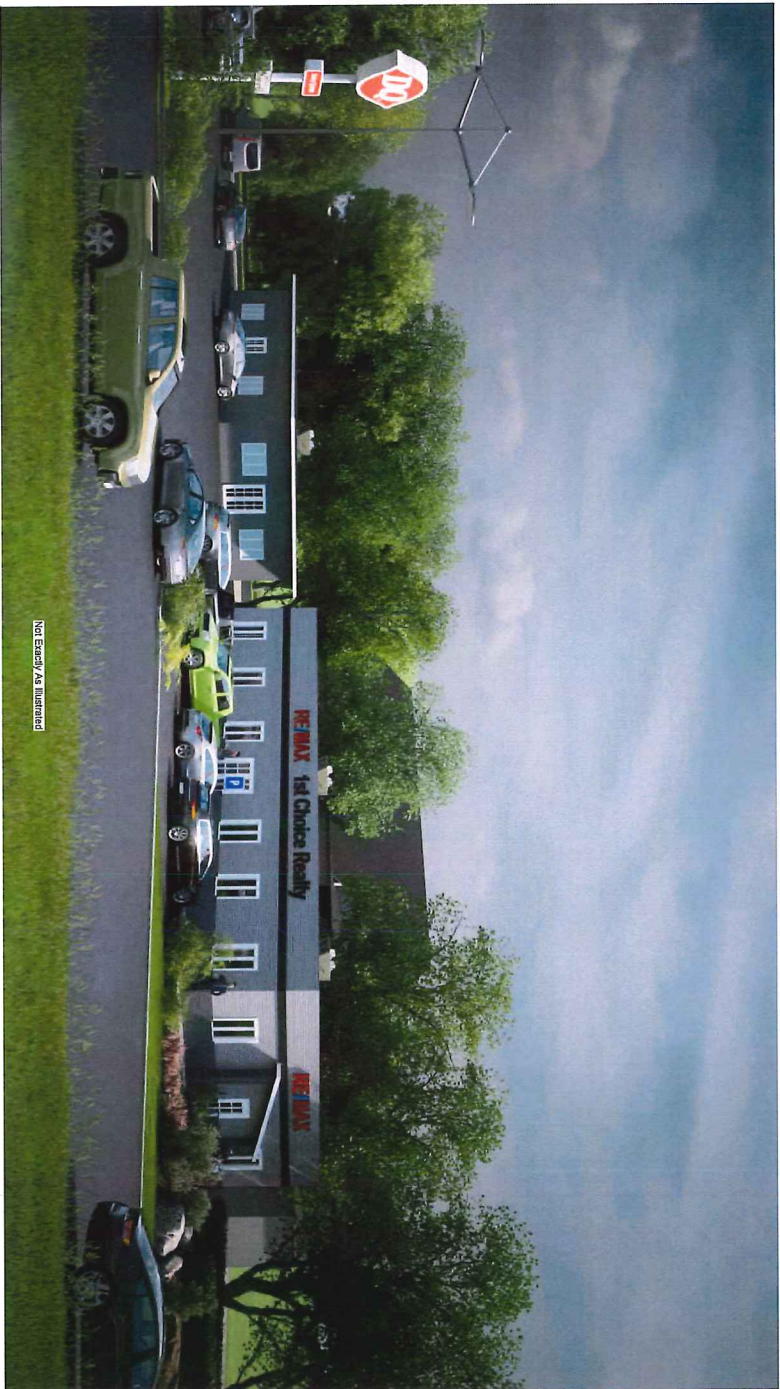
SEAL:
Preliminary

DRAWN BY:
B.W.

CHECKED BY:
G.W.

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Not Exactly As Illustrated



DO NOT SCALE DRAWINGS



DO NOT SCALE DRAWINGS



**RAILSIDE
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PROJECT:

Chesla Proposal
5719-50th Ave

DRAWING TITLE:

Cover

SHEET NO: A 1.0

DATE: August 13, 2022

SCALE:

SEAL:

Preliminary

DRAWN BY: A.W.

CHECKED BY: G.W.

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