

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OCTOBER 30, 2023**

Present:

Councilors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, and Kurt Baker, Development Officer Angela Stormoen, and Planning & Operations Clerk Maya Brennan.

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:30 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councilor Scott Pfeiffer to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the October 2, 2023 MPC Meeting Minutes**

Moved by Councilor Gord Lawlor that the Minutes of the October 2, 2023 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3476-2023

Applicant: Robert Little

Legal: Lot 71, Block 6, Plan 0524122

Municipal: 6003 – 54 Avenue Close

Proposed Development: Shed

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to construct a new 10' x 16' x 8' shed on skids at 6003 - 54 Avenue Close. There are currently 3 accessory buildings at 6003- 54 Avenue Close and the applicant is proposing to remove one existing shed and replace it with the proposed shed.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060-15 Section 34 states the following:

Section 34.1.5: There shall be no more than two accessory buildings per site.

There is no prior approval for the third shed at the above referenced property, therefore, the applicant is requesting a variance to allow three accessory buildings on their lot within a R3A: Residential Mobile Home Subdivision District.

Due to the triangular shaped lot and the existing three sheds not causing current concerns, the additional accessory building is conducive with the lot and the neighborhood.

Development Review:

Requirements pertaining to the proposed development are regulated within the Land Use Bylaw 2060-15 as follows:

- Minimum Rear Yard Setback/ Driveway Length – 3 meters required – proposed 3 meters
- Minimum Side Yard Setback – 0.6 meters required – Proposed 0.6 meters
- Maximum Accessory Building Height – 6.5 meters required – Proposed 2.4 meters
- Maximum Parcel Coverage – 35% Coverage – Proposed 25% Coverage
- Maximum Number of Accessory Buildings – 2 maximum – Proposed 3 (Variance Required)

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. That the owner/applicant is allowed three accessory buildings;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
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 #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
5. The proposed development (Shed) shall be located in accordance with the approved plan; any changes to this site 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 #2060-15;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. 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:

Discussion ensued regarding the agreement to accept the proposed development.

Moved by Councilor Scott Pfeiffer to approve the application as presented.

MOTION CARRIED

Unanimous

7. **Development Application:** 3480-2023
Applicant: Shared Tower Inc.
Legal: Lot 4, Block 2, Plan 0925519
Municipal: 4410 – 48 Street
Proposed Development: Communication Tower

Director of Planning and Development read a report that follow:

General:

The applicant is proposing development of a 45 metre tri-pole Communication Tower on the north side of 4410 – 48 Street (See attached site plan). The development requires approval from Municipal Planning Commission as the proposed location is within Land Use District I: Industrial District and the use of a Communication Tower is discretionary, furthermore, the proposed Communication Tower exceeds 4.6 metres in height and requires a Development Permit as per Town of Stettler Land Use Bylaw 2060-15.

Communication Towers are regulated through Innovation, Science and Economic Development Canada and the Town of Stettler does not have a right to veto the location of a communication tower, however, the applicant is required to consult with affected/adjacent landowners and the municipality (see attached letter) to ensure there are no objections.

Development Review:

Innovation, Science and Economic Development Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Recommendation:

That the Municipal Planning Commission approves this application subject to the following conditions:

9. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
10. 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;
11. 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;

The proposed development (Communication Tower) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;

Alternatives:

- Approve the application with additional conditions
- Defeat the application, stating reasons.

Discussion:

Discussion ensued regarding the proposed development and the federal regulations pertaining to communication towers.

Moved by Councilor Kurt Baker to approve the application as presented.

MOTION CARRIED

Unanimous

9. The meeting adjourned at 8:35 a.m. on a motion by Councilor Wayne Smith.