

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
May 29, 2025

Present:

Councillors Cheryl Barros, Scott Pfeiffer, Mayor Sean Nolls (via conference call)
Development Officer Angela Stormoen and Planning & Operations Clerk Kendra Duff

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:36 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

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

MOTION CARRIED

Unanimous

4. **Confirmation of the May 23, 2025 MPC Meeting Minutes**

Moved by Councillor Scott Pfeiffer that the Minutes of the May 23, 2025 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application: 3603-2025**

Applicant: William David Irwin

Legal: Lot 11, Block 48 , Plan 2849HW

Municipal: 4901 – 44 Street

Proposed Development: Carport

Development Officer read a report that follows:

General:

The applicant is proposing to construct a new 12' x 20' x 9' carport at 4901 – 44 Street. There are currently 2 accessory buildings at the above-mentioned address and located within the R2: Residential General District.

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.

Section 34.2.3: In no case shall the floor area or combined floor area of accessory buildings on a property exceed the main floor area of the principal dwelling.

The applicant proposes to construct a carport as a third accessory building on the lot and will cause the total combined floor area of the accessory buildings to 504 square feet greater than the dwelling.

Due to the smaller size of the existing dwelling at 688 square feet and an existing gravel parking pad used for parking at the location of the proposed carport, the additional accessory building is conducive with the lot. Further, the applicant has ensured the carport is located in the side yard which ensures sight lines are not affected. Lastly, the total allowable site coverage for the R2: Residential General District is 50% and the proposed total site coverage will be 27%.

Development Review:

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

- Minimum Driveway Length – 3 meters required – proposed 3.6 meters
- Minimum Side Yard Setback – 3.0 meters required – Proposed 4.2 meters
- Maximum Accessory Building Height – 6.5 meters required – Proposed 2.74 meters
- Maximum Parcel Coverage – 50% Coverage – Proposed 27% Coverage
- Maximum Number of Accessory Buildings – 2 maximum – Proposed 3 (Variance of 1 Accessory Building)
- Maximum total accessory building floor area – 688 sqft – Proposed 1192 sqft (73 % Variance)

Key Issues:

Number of Accessory Buildings – The applicant is proposing an additional accessory building which requires a variance of one accessory building.

Total Accessory Building floor area – The applicant is proposing an additional accessory building, pushing the total floor area for accessory buildings to 1192 sqft which is 504 sqft larger than the dwelling and requires a variance of (73%).

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. That the owner/applicant receives a variance of 73% for the total allowable floor area for accessory buildings;
3. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
4. 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;
5. 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;
6. The proposed development (Carport) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
7. 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;
8. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
9. 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:

Council was in favor of the application as presented.

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

MOTION CARRIED

Unanimous

7. Development Application: 3604-2025

Applicant: Joseph Knihnitski

Legal: Lot -, Block A, Plan 5834NY

Municipal: 4402 – 50 Street

Proposed Development: Glamping Tents & Wellness Spa/Renovations

Development Officer read a report that follows:

Recommendation:

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

1. The owner/applicant must keep glamping tents to an identified block of the park.
2. The owner/applicant must ensure that glamping tents are of new construction.
3. The owner/applicant must not allow more than one glamping tent unit per an identified park stall.
4. The owner/applicant must not allow more than one deck to be constructed or placed on a glamping tent stall.
5. The owner/applicant must ensure that all glamping tent units are kept up and do not become of a derelict or nuisance state.
6. The owner/applicant will be responsible for all water and sewer services contained within the development. The Town of Stettler is not responsible for private servicing.
7. Mobile homes are not permitted in the Recreational Facility Campground.
8. The proposed development (Glamping Tents) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler.
9. The owner 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.
10. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15.
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.
12. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
13. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period.

General:

The applicant is proposing to add to the existing Prairie Junction RV Resort campground by renovating the existing main office to a wellness spa and adding 10 – 20 foot diameter glamping tents. The property is located within the C2: Commercial Highway District and as such a Recreation Facility is a discretionary use and requires Municipal Planning Commission Approval.

The glamping tents are proposed to occupy the 10 camping sites adjacent to the railway on the northwest side of the property. These sites have existing water, sewer and electrical hook ups and propose to be hooked up to gas as well. Each glamping site will have individual parking spots available.

The proposed wellness spa is a permitted use within a C2: Commercial Highway District as a Personal Service Shop. The parking requirements for such use is 3 stalls

and the existing parking area has 22 stalls. Parking requirements for a recreation facility is at the discretion of the Development Authority. When taking into consideration the combination of a personal service shop and recreation facility, the area used for recreation provides parking at each individual stall/use and therefore parking is not a concern for this use.

Currently the campground has 53 camping stalls, Group Area, Grilling Shack, Laundromat/Shower House, Maintenance Shop, Main Office, 4 - one room Cabins and Small Church.

Legislation and Policy:

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

Development Review:

Land Use District - C2: Commercial Highway District

Recreational Facility - Discretionary Use

Personal Service Shop – Permitted Use

Alternatives:

Approve the application with additional conditions

Defeat the application stating reasons.

Discussion:

Council was in favor of the application as presented.

Moved by Mayor Sean Nolls to approve the application as presented.

MOTION CARRIED

Unanimous

9. The meeting adjourned at 8:42 a.m. on a motion by Mayor Sean Nolls.