MUNICIPAL PLANNING COMMISSION

AGENDA

May 23, 2025

8:30 A.M. – TOWN OFFICE – UPSTAIRS MEETING ROOM

- 1. Call to Order
- 2. Additions to the Agenda
- 3. Approval of Agenda
- 4. Confirmation of the April 10, 2025 MPC Meeting Minutes
- 5. Business Arising from the Minutes
- Development Application: 3600 2025
 Applicant: Clearview School Division No. 71
 Legal: Lot -, Block 66A, Plan 3049AT
 Municipal: 4801 57 Street
 Proposed Development: Field House
- Development Application: 3601 2025
 Applicant: Arvinder Kaur
 Legal: Lot 4B, Block C, Plan 1520094
 Municipal: 4818A 62 Street
 Proposed Development: Leasehold Improvements Daycare
- 8. Adjournment

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING April 10, 2025

<u>Present</u>:

Councillors Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Development Officer Angela Stormoen and Planning & Operations Clerks Maddie Standage and Kendra Duff

1. **Call to Order**: Chairman Wayne Smith called the meeting to order at 8:28a.m.

2. Additions to Agenda

None.

3. Approval of Agenda

Moved by Councillor Kurt Baker to accept the agenda as presented.

MOTION CARRIED Unanimous

4. Confirmation of the February 11, 2025 MPC Meeting Minutes

Moved by Councillor Gord Lawlor that the Minutes of the February 11, 2025 MPC meeting be approved as presented.

MOTION CARRIED Unanimous

5. Business Arising

None.

Development Application: 3572-2025
 Applicant: Lynn Engel
 Legal: Lot 10A, Block 5, Plan 8120341
 Municipal: 5910 – 52 Avenue
 Proposed Development: Convert Existing Dwelling and Basement Suites to Triplex

Development Officer read a report that follows:

<u>General:</u>

The applicant is proposing to convert the building at 5910 – 52 Avenue, an existing Dwelling and Basement Suites, into a Triplex with main floor and two basement suite rentals. The applicant purchased the property in 2022 as such and has requested to convert the building to conform with the Town of Stettler

Land Use Bylaw 2060-15 and Alberta Building Code.

As per the Town of Stettler Land Use Bylaw 2060-15, Dwelling Triplex is defined as:

"Means a building containing three dwelling units each with direct access to the outside grade, but not all units may have separate frontage onto a public or private road. Units may have common side and rear walls and may also be separated by a common ceiling/floor assembly. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act."

The proposed basement suite currently has separate entrances into a common hallway to the exterior door, therefore, a variance to the definition of triplex would be required as the definition requires direct access to the outside grade. The Alberta Building Code allows the entrance as it exists, however, all walls must be fire rated.

The applicant is required to provide a total of six (6) off street parking stalls to accommodate two (2) stalls per dwelling unit as per the Town of Stettler's Land Use Bylaw 2060-15. There are currently seven (7) total parking stalls, with a front attached garage creating three (3) stalls in the front yard and four (4) in the rear yard. The applicant is required to ensure the basement suite is built to the current Alberta Building Code standards, including proper fire separation between units, hard wired fire alarms, separate heating systems, proper egress from basement windows, etc. The proposed development is located in Land Use District R2: General Residential and as such the basement suite is considered a discretionary use.

Development Review:

Land Use District – R2 – Residential General Existing Land Use –Dwelling, Single Detached & Basement Suite Proposed Land Use – Dwelling, Triplex

> Definition – means a building containing three dwelling units each with direct access to the outside grade, but not all units may have separate frontage onto a public or private road. Units may have common side and rear walls and may also be separated by a common ceiling/floor assembly. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act.

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 approve this application subject to the following conditions:

- 1. The owner/applicant must provide six off street parking stalls to accommodate stalls per dwelling unit.
- 2. The owner/applicant receives a variance to allow basement suites to have shared hallway and one direct access to outside grade;
- 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 (Triplex) shall be located in accordance with the approved plan;
- 7. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

Alternatives:

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

Discussion:

Moved by Councillor Gord Lawlor to approve the application as presented.

MOTION CARRIED Unanimous

7. Development Application: 3578-2025

Applicant: Kal Tire Legal: Lot 11-17, Block 4, Plan RN54 Municipal: 5002, 5010 & 5014 – 48 Street Proposed Development: Metal Freight Containers

Councillor Travis Randell Sustained.

Development Officer read a report that follows:

General:

The applicant is proposing the placement of four (4) 2.5 meter by 12.2 meter metal

freight containers on the north side of the Kal Tire building for tire storage.

In 2024 the Town of Stettler received a complaint regarding the condition of the property at 5002, 5010 & 5014 – 48 Street, specifically fire hazard concerns and a derelict building. Following an inspection by the Fire Department, no fire hazards were detected, however the building, used as tire storage, remained a concern. After discussion with the property owner, it was determined the building would be demolished and proposed to be replaced with four (4) metal freight containers to provide proper storage of tires.

The metal freight containers will be freshly painted, white in colour and surrounded by a two (2) metre high privacy fence to ensure proper screening from the adjacent residential area as per the Town of Stettler Land Use Bylaw 2060-15 requirements. Further a gate will be installed on the south side of the compound between the containers for access near the Kal Tire building. (See attached site plan)

The lease for Kal Tire at 5002, 5010 & 5014 – 48 Street expires June of 2026 and will likely renew for an additional five (5) years.

The proposed location is currently zoned C1A: Commercial Transitional District which purpose is:

To provide an area for mixed residential and commercial use, with businesses offering a variety of goods and services which are compatible with residential activities, where a transition to the central commercial district is intended.

Under the current zoning of C1A: Commercial Transitional District, the use of "Accessory Use" is a Discretionary Use and requires Municipal Planning Commission approval.

Development Review:

Land Use District – C1A: Commercial Transitional District Existing Land Use – Automobile Repair Garage (Tire Shop) Proposed Land Use – Accessory Use (Metal Freight Containers)

• Definition – "ACCESSORY USE" means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building.

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 approve this application subject to the

following conditions:

- 1. The owner/applicant shall ensure that a unison solid fence is provided at least 2.0 meters in height screening all tire storage areas and Metal Freight Containers;
- 2. The owner/applicant shall ensure the Metal Freight Containers are finished to a new standard. 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;
- 3. The Development Permit is valid until June 1, 2026, at which time the applicant can apply to renew;
- 4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
- 5. 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;
- 6. 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;
- 7. The proposed development (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;
- 8. 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;
- 9. The owner/applicant shall arrange for and obtain approval from compliance with the current Alberta Building Code;
- 10. The owner/applicant must obtain a building permit for this development following the mandatory 21-day appeal period.

<u>Alternatives:</u>

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

<u>Discussion:</u>

Discussion ensued regarding the proposed fencing and the neighboring residential parcels, further, the cost of solid fence compared to a chain link.

Moved by Councillor Gord Lawlor to approve the application with the condition that solid fencing of at least 2.0 metres in height be constructed only on the new portion of fence.

MOTION CARRIED Unanimous Development Application: 3579-2025
 Applicant: Shared Tower Inc.
 Legal: Lot 4, Block 2, Plan 0925519
 Municipal: 4410 – 48 Street
 Proposed Development: 50 Meter Communication Tower

Development Officer read a report that follows:

Recommendation:

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

- 1. The owner/applicant receives a side yard variance of 6.5 metres;
- 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 (Communication Tower) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;

<u>General:</u>

The applicant is proposing development of a 50-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 use is listed as a discretionary within the Industrial Land Use District of the Town of Stettler Land Use Bylaw 2060-15. Furthermore, the proposed Communication Tower requires a Development Permit as it exceeds 4.6 metres in height.

Lastly, the Town of Stettler Land Use Bylaw 2060-15 requires the tower to be setback 20 percent of the tower height from property lines and roadways. All setbacks meet the requirements except the side property setback (East side) which requires a 6.5 metre (35%) variance. An application for the same location and for the same applicant was previously approved in 2023 for a 45-metre tower in the same location with an alternate access road. The changes to the current proposed tower height are to allow for additional carriers to utilize the tower and the access road changes are to minimize the impact on the current tenant of the lands.

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:

Town of Stettler Land Use Bylaw 2060-15

Land Use District – I: Industrial Existing Land Use – Automobile Repair Garage Proposed Land Use – Communication Tower

Setback Requirements:

- Required Setback Distance 10 metres
- Proposed East Side Yard Setback 3.5 metres
- Variance Required 6.5 metres (35%)

Innovation, Science and Economic Development Canada:

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.

Alternatives:

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

Discussion:

Discussion ensued regarding the height of the proposed tower in comparison to other towers in the area.

Councillor Scott Pfeiffer asked what company would occupy the tower. Development Officer Angela Stormoen advised that they had not included those details in the application, however, the proposed height is 5.0 metres greater than the previous application to allow for more users.

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

MOTION CARRIED Unanimous

The meeting adjourned at 8:55 a.m. on a motion by Councillor Scott Pfeiffer.



Request For Decision

Issue:

Development Permit Application: 3600-2025 Applicant: Clearview School Division No. 71 Proposed Location: Block 66A, Plan 3049AT Municipal: 4801 – 57 Street Development: Field House

BACKGROUND

General:

The applicant is proposing the placement of a 14' x 45' Field House southwest of the existing running track on the Clearview School grounds at 4801 – 57 Street. The Field House will be used by the football program for the visiting teams and equipment storage. As an accessory use is listed as a discretionary use within the P: Public Use district of the Town of Stettler Land Use Bylaw it requires Municipal Planning Commission approval.

Further, the applicant is requesting a 10 foot (3.05 meter) side yard setback variance to ensure the building is clear of other activities in the area. As per the Town of Stettler Land Use Bylaw, P: Public Use District, the building must be setback from the side property boundary, equal to or greater than the building height. The proposed field house is a total of 12 feet tall and the applicant proposes to place the building 2 feet from the west, side property boundary.

The adjacent property is an alley and no site lines are affected by the placement of the proposed Field House, therefore, administration has no concerns.

Development Review:

Land Use District – P: Public Use Existing Land Use – Public Use – School

Legislation and Policy:

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

RECOMMENDATION

Recommendation:

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

- 1. The owner/applicant receives a 3.05 meter side yard variance;
- 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 the Alberta Building Code.

- 4. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
- 5. The owner/applicant must ensure the proposed development (Field House) shall be located in accordance with the approved plan;
- 6. The owner/applicant must submit any revisions in the site plan or alterations of the driveway and obtain approval from the Town of Stettler's Development Authority prior to construction;
- 7. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
- 8. The owner/applicant must obtain a building permit for this development. (in order to obtain a building permit all proper documentation, plans. And fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

Alternatives:

Defeat the application stating reasons.

Author:

Angela Stormoen, Development Officer

	TOWN OF STETTLER LAND USE		
APPLICATION # 3600 - 2	2025	TAX ROLL #	660100000.
APPLICATION TYPE: COMMERCIAL:			TIAL: OTHER:
PROJECT TYPE: NEW CONSTRUCTION:			
APPLICANT: Clearview School D			
CITY: Stettler	PROV: Alberta		POSTAL CODE: TOC 2L0
PHONE: 403-742-3331	FAX:	_{EMAIL:} kg	raham@clearview.ab.ca
REGISTERED OWNER: Clearview Scho	OI Division No. 71 ADDRESS:	5031 50th St 2n	nd Floor
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TOWN OF STETTLER OFFICE USE ONLY			
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Business License Required:	Alberta Transportation Revie		
County Referral Required:			low Creek or Cold Lake):
Fire Department Review:	Advertisement Date:	Permit	Issue Date:

Application Accepted By:

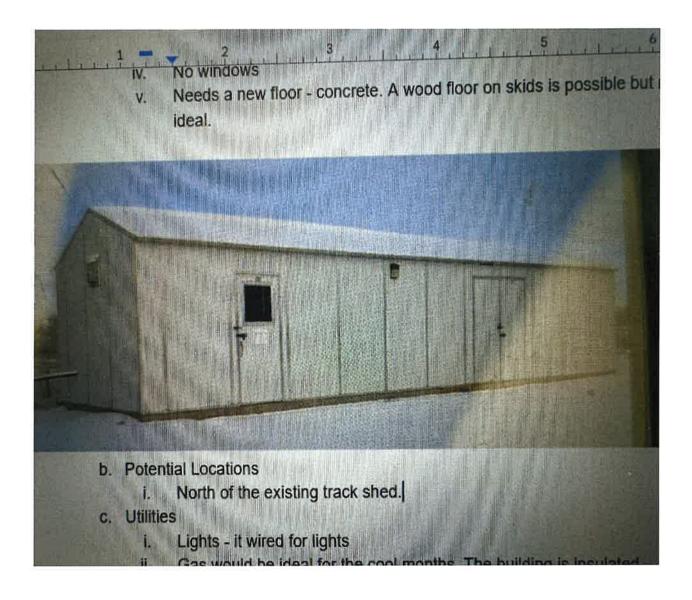
Application Approved By: _

Engineering Review:

Water: ____ Transportation: ____



Proposed Field House set back 2 feet from the fence line.



On Tue, May 6, 2025 at 9:52 AM Kent Graham <<u>kgraham@clearview.ab.ca</u>> wrote: Good morning Kendra,

Here is some info on the proposed installation of a second Football Shed. Thanks in advance for your help.

- Shed 14' x 45' 8' walls & 12' peak 630 square feet
- Concrete Pad will be the same size. Monolithic slab. (Thickened edge required over 590 square feet?)
- Power will be run to the structure.
- It will be roughly located to the west of the long jump pits & north of the tennis courts along the fence.(Needs to be at least 2' away from the property line?)
- Do we require a Development & Building Permit?

Thanks,

Director of Facilities - Clearview

Kent Graham 1-403-323-0061



Request For Decision

Issue:

Development Permit Application: 3601-2025 Applicant: Arvinder Kaur Proposed Location: Lot 40, Block C, Plan 1821936 Municipal: 4818A – 62 Street Development: Change In Use – Day Care Facility

BACKGROUND

General:

The applicant is proposing a change in use to a Day Care Facility at 4818A – 62 Street within the C2: Commercial Highway Land Use District. The proposed Day Care will be caring for a maximum of 117 children and 18 staff at one time and proposes to construct an outdoor play area in the parking lot area. The proposed change in use requires Municipal Planning Commission approval as Day Care Facility is a discretionary use within C2: Commercial Highway District within the current Town of Stettler Land Use Bylaw 2060-15.

The above-mentioned location is a multitenant commercial building and shares the lot with an existing Dental Office. Therefore, when calculating the required parking stalls both businesses must be accounted for. Furthermore, the Day Care proposes to eliminate four of the existing parking stalls on the north end of the parking lot to construct an outdoor play area.

The total amount of parking stalls required as per the Town of Stettler Land Use Bylaw 2060-15, when considering the Dental Office and Day Care Facility is 27 total stalls. With the removal of four existing stalls for the outdoor play area, the total number of proposed parking stalls is 24, therefore the applicant is requesting a variance of 3 parking stalls.

Furthermore, the Dental Office is located on the north end of the building and as such directly adjacent to the proposed outdoor play area. The landowner has been in contact with the Dental Office regarding the proposed Day Care and the below conditions have been negotiated to satisfy any concerns:

- **8' Wooden Wall** A full-height wooden wall is constructed between the playground and the clinic to mitigate noise and ensure a clear separation.
- **Glass Door Installation** The existing doors across from playground are replaced with glass doors to help with soundproofing and maintain a professional aesthetic.
- **Designated Parking** Six parking stalls directly in front of the clinic are designated for **Stettler Dental only**, with clear signage (tall post-mounted signs preferred) installed to ensure these are not used by daycare parents.

Development Review:

See below Land Use Bylaw 2060-15 Review of the following sections:

Section 9: Definitions

"DAY CARE FACILITY" means a development licensed by the Province to provide personal care, maintenance, supervision or education for seven or more children at one time for more than three but less than 24 hours in a day. This includes day care centers, nurseries, kindergartens, nursery schools, play schools, and other similar uses.

Section 87: C2: Commercial Highway District

- Purpose: To provide for an area for commercial uses which are compatible with the area, adjacent to a major thoroughfare, which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment, primarily accessible to motor vehicles.

Section 58: Parking

Required Parking Stalls: 27 Stalls Proposed Parking Stalls: 24 Stalls Variance Required: 3 Stalls

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 approve this application subject to the following conditions:

- 1. The owner/applicant receives a variance of 3 parking stalls;
- 2. The owner/applicant receives 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 (Change In Use) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
- 6. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation.

Alternatives:

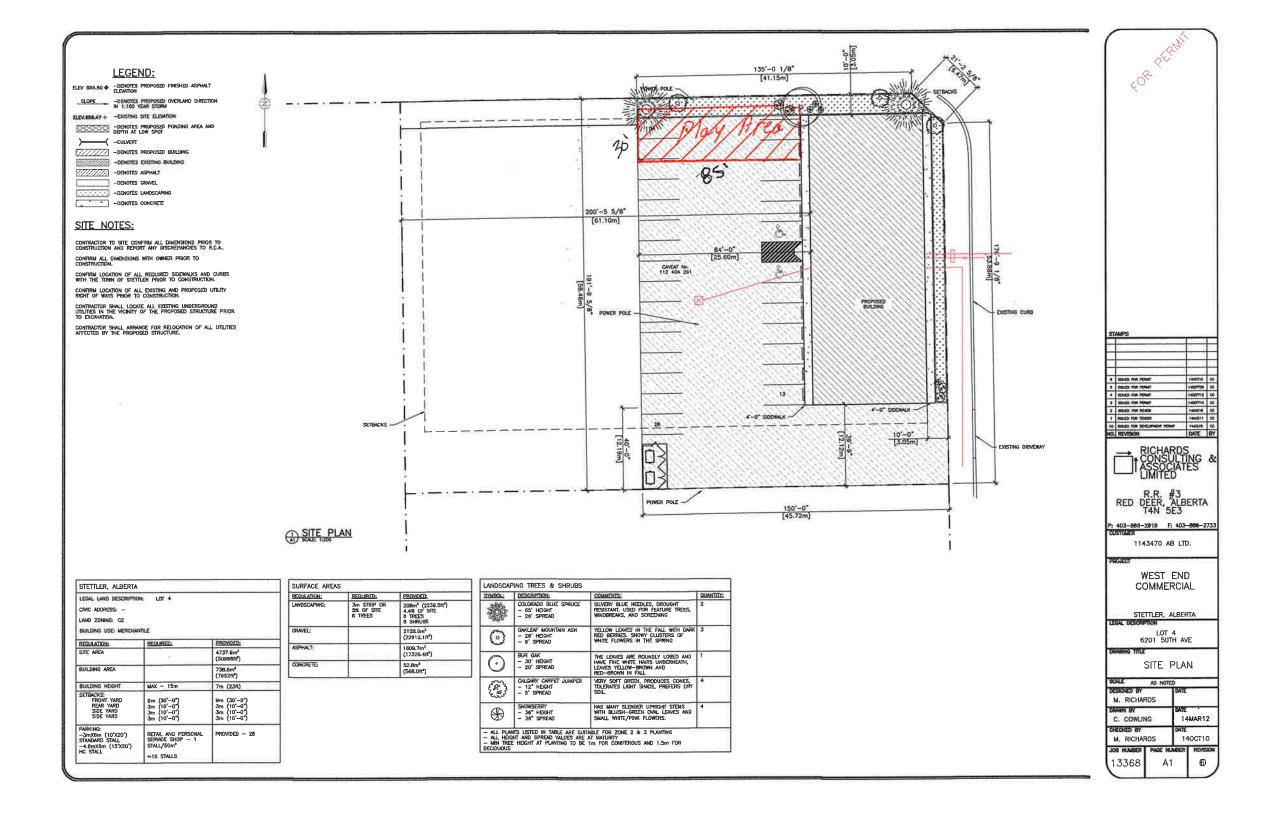
- Approve the application with additional conditions
- Defeat the application stating reasons.

Author:

Angela Stormoen, Development Officer

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	PROV: AB POSTAL CODE: T6L3C6
	FAX:EMAIL: are inderkaus 2312 Qyrail, com
PROME OF CHARTER LIGAN	Marshall ADDRESS: 5215 49th Ave, statter Inpilsfail.
	ED: 4818 A 69 street
LOT: <u>40</u> ВLOCK: <u></u>	REGISTERED PLAN: 1821936
EXISTING USE:	
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*See Reverse for Major Occupancy Classific	N NEW or CHANGE:
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REAR YARD:	FLOOR AREA: PARCEL COVERAGE:%
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EXISTING: PROPOSED:	SIZE OF OFF-STREET LOADING SPACE;
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PROPOSED ACCESSORY USE OF LAND A	ND OR BUILDINGS (garages, etc.)
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INFORMATION. The personal information on this form	is collected under the authority of Section 32 of the Alberta Freedom of Information formation will enable us to process your application and is necessary for municipal
TOWN OF STETTLER OFFICE USE ONLY:	
Building Permit Required:	MPC Required: MPC Date: MPC Approval:
Business License Required:	Alberta Transportation Review (adjacent to Hwy 12 or 56):
County Referral Required:	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake):
Fire Department Review:	Advertisement Date: Permit Issue Date:
Engineering Réview:	Application Accepted By:

water. ____ Transportation: ____ Application Approved By: __





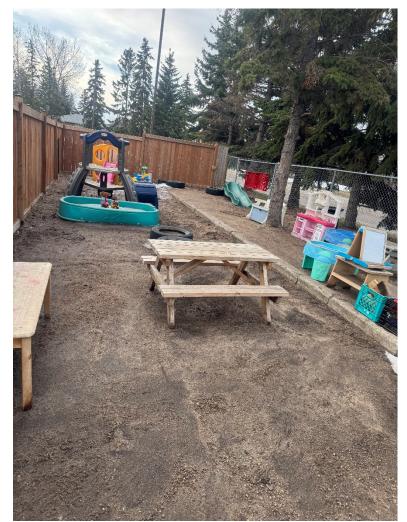
Proposed Play Area 30' x 85'

DP: 2600 – 2025 Proposed Outdoor Play Area Location 🗔



DP: 3600 – 2025 Applicants Existing Day Care Facility in Red Deer Outdoor Play Area for reference





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AFFECTED BY THE PROPOS	ED STRUCTURE.				- L j					<u>()()()()()</u>			
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					i l			*	1666666666	4. 4. 1. 1. 1 . 1. 1. 1. 1.	AL-D' SIDEWALA-	<u>X</u>	
				SETBACKS -					1:11:11:11:11:11	1.4-0. ZIDEMARY	1.1.2.1.1.1.1.1.1.1.1	11/2	1
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					1			40'-0" [12.19m]	lilililili	ililikki	13.05mJ	11/11	
					Ĩ			9m]	03(i)i)i)i)	:[:]:][:[:]:]:]:]	();););););) ;[););];];[);];[);];[);];[];[];[];[];[];[];[];[];[];[];[];[];[1111	H
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									6X 1:1:1:1:1		W.W.W. C. C.	7.7.77	
									POWER POLE				ų
					18				*	150'-0" [45.72m]		/	
			SITE PL	N								<u>k</u> .	
			SITE PL/		1							i i	
					(d							24	
r													
STETTLER, ALBERTA	107.4		SURFACE AREAS	REQUIRED:	PROVIDED:	SYMBOL:	PING TREES & SHRUB	COMMENTS:	QUANTITY:				
CIVIC ADDRESS: -	, un +		LANDSCAPING:	3m STRIP OR 5% OF SITE	208m ³ (2239.5ft [*]) 4.4% OF SITE	鑾	COLORADO BLUE SPRUCE		EEDLES, DROUGHT) FOR FEATURE TREES, D SCREENING				
LAND ZONING: C2				6 TREES	6 TREES 8 SHRUBS	常游	- 26' SPREAD						
BUILDING USE: MERCHANT	ILE		GRAVEL:		2128.6m ^e (22912.1ft ²)	0	OAKLEAF MOUNTAIN ASH - 25' HEIGHT	YELLOW LEAVES RED BERRIES. S	IN THE FALL WITH DARK 3 NOWY CLUSTERS OF IN THE SPRING				
REGULATION:	REQUIRED:	PROVIDED:	ASPHALT:		1609.7m ²		- 9' SPREAD	WHITE FLOWERS	IN THE SPRING				
SITE AREA		4737.9m ² (50998ft ⁴)	CONCRETE:		(17326.4ft ²) 52.8m ^e	- 0	BUR DAK - 30' HEIGHT	THE LEAVES ARE HAVE FINE WHITE	ROUNDLY LOBED AND 1 HAIRS UNDERNEATH, BROWN AND				
BUILDING AREA		738.8m ⁴ (7952ft ⁸)			(568 Oft")		- 20' SPREAD	RED-BROWN IN	FALL				
BUILDING HEIGHT	MAX - 15m	7m (23ft)				500 A	CALGARY CARPET JUNIPE - 12" HEIGHT - 5' SPREAD	VERY SOFT GREE TOLERATES LIGHT	N, PRODUCES CONES, SHADE, PREFERS DRY				
SETBACKS: FRONT YARD	9m (30'-0")	Rep. (30'-07)				6.005		SOIL.					
REAR YARD SIDE YARD SIDE YARD	3m (10'-0") 3m (10'-0") 3m (10'-0")	Jm (10'-0") Jm (10'-0") Jm (10'-0")				S	SNOWBERRY - 36" HEIGHT - 36" SPREAD	HAS MANY SLEN WITH BLUISH-GR SMALL WHITE/PIN	DER UPRIGHT STEMS 4 EEN DVAL LEAVES AND				
PARKING			-					1					
-3mX6m (10'X20') STANDARD STALL	RETAIL AND PERSONAL SERVICE SHOP - 1	PROVIDED - 28				- ALL PLA	NTS LISTED IN TABLE ARE S CHT AND SPREAD VALUES A E HEIGHT AT PLANTING TO	UITABLE FOR ZONE Z E AT MATURITY SE 1m FOR CONIFERCI	& 3 PLANTING US AND 1.5m FOR				
STANDARD STALL			1			DECIDUOUS		- In Ton Connerto					
STANDARD STALL -4.6mX6m (15'X20') HC STALL	STALL/50m ^e =15 STALLS					Locologood							





EXISTING CURB

EXISTING DRIVEWAY

FOR PERMI	
STAMPS	
5 BSLKD FOR FORMT 1 4 BSLKD FOR FORMT 1 3 BSLKD FOR FORMT 1 2 SSLKD FOR FORMT 1 3 BSLKD FOR FORMT 1 1 BSLKD FOR FORMT 1 2 SSLKD FOR FORMT 1 3 BSLKD FOR FORMT 1 0 BSLKD FOR FORMT 1	NOCTOR CC ABL/TER CC
RICHARDS CONSULTII ASSOCIATE LIMITED R.R. #3 RED DEER, ALBE T4N 5E3	
P: 403-885-2919 F: 403- CUSTOMER 114-3470 AB LTD. PROJECT	886-2733
WEST END COMMERCIA STETTLER, ALBERT LEGAL DESCRIPTION LOT 4 6201 SOTH AVE	ra
DRAWING TITLE SITE PLAN SCALE AS NOTED DESIGNED BY M. RICHARDS	
DRAWN BY DATE C. COWLING 141 CHECKED BY DATE	MAR12 DCT10 REVISION



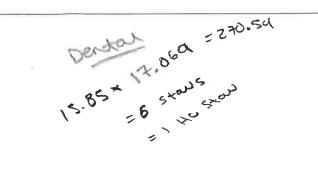
Satt Associates Inc.

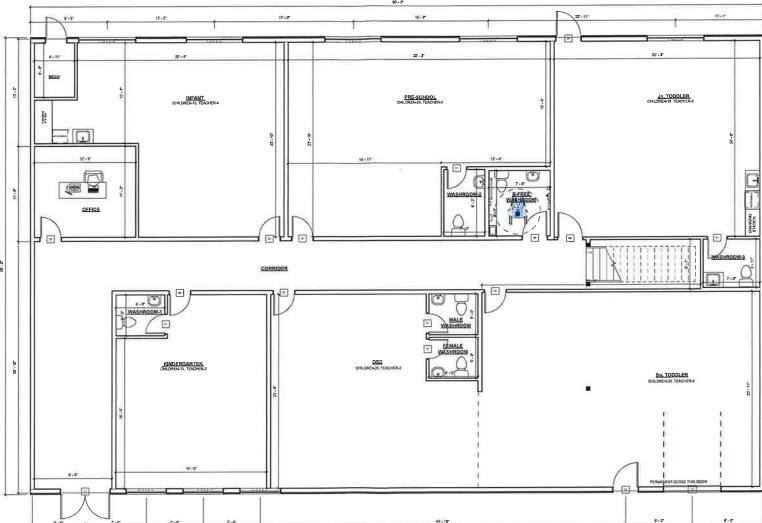
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EXISTING BUILDING AREA FIRST FLOOR 4991.44 ft² 463.72 m² SECOND FLOOR 1159.14 ft² 107.69 m³ GRAND TOTAL 6150.59 ft² 571.41 m²

NET	UNIT AREA	
B-FREE WASHROOM	5,57 m²	6 m ²
CORRIDOR	59.69 m²	60 m
FEMALE WASHROOM	2,79 m²	3 m ²
INFANT	48.79 m ²	49 m
Jn. TODDLER	54.97 m²	55 m ²
KINDERGARTEN	37.67 m²	38 m ²
KITCHEN	47.08 m²	47 m
MALE WASROOM	2.79 m ²	3 m
MECH	3.05 m ²	3 m ³
OFFICE	12.88 m ²	13 m ²
OSC	50,05 m²	50 m ²
PRE-SCHOOL	60,88 m ²	61 m
Sn. TODDLER	76,23 m²	76 m ²
STAFF ROOM	48,40 m ²	48 m ²
WASHROOM-1	2.79 m ²	3 m ²
WASHROOM-2	3.79 m²l	4 m ²
WASHROOM-3	3.85 m²	4 m ³
GRAND TOTAL	521,26 m²	521 m ²

DOOR SCHEDULE 127 7' - 0" 8' - 0" D1 2' - 4" 6' - 8" D2 2' - 6" 6' - 8" D4 3' - 0" 6' - 8" D7 6' - 0" 7' - 0" GRAND TOTAL 2





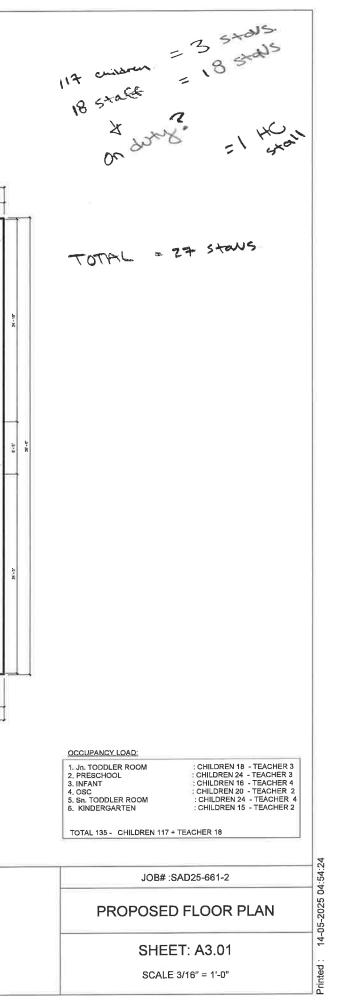
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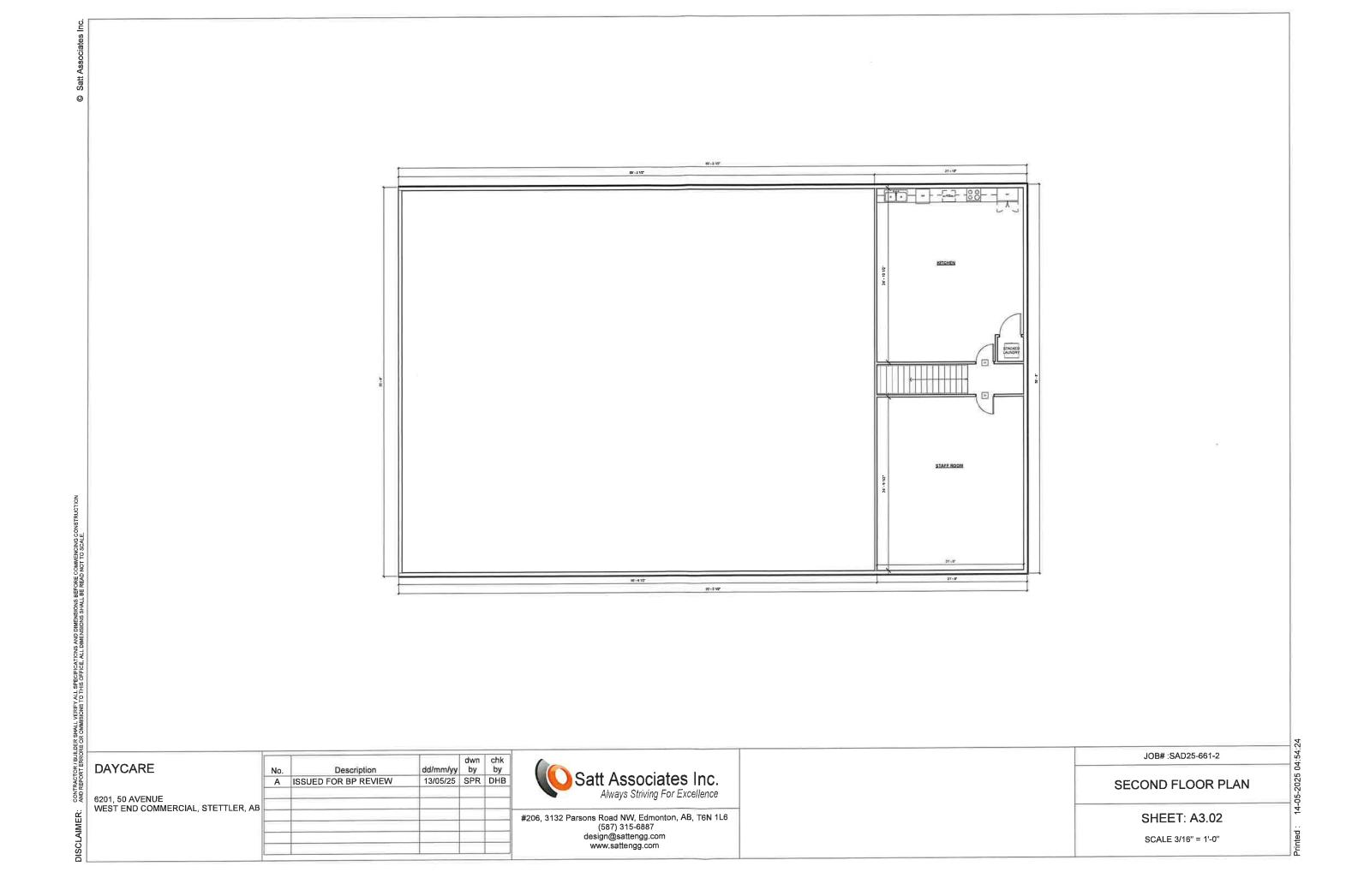
2 HR F.R.R. WALL

DAYCARE 6201, 50 AVENUE	Description ISSUED FOR BP REVIEW	dd/mm /yy 13/05/25	 chk by DHB	Satt Associates Inc. Always Striving For Excellence
WEST END COMMERCIAL, STETTLER, AB				#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6 (587) 315-6887 design@sattengg.com www.sattengg.com

DISCLAIMER: AND REPORT ERRORS OR OMINISIONS TO THIS OFFICE, ALL DIMENSIONS BEFORE COMMENCING CONSTRUC AND REPORT ERRORS OR OMINISIONS TO THIS OFFICE, ALL DIMENSIONS SHALL BE READ NOT TO SCALE.

NOI







LANDOWNER CONSENT FORM

MUNICIPAL ADRESS:	LOT:	BLOCK:	PLAN:					
SECTION 2 REGISTERED LANDOWNER OF PROPE	RTY							
LANDOWNER:	MAILING ADDRESS	:						
Safety first projects 19 LTD	2 5215 40th Ave Innisfail Alberta							
TOWN/CITY:	PROVINCE:		P/C:					
Innisfail	Ab		T4G1B3					
EMAIL:	PHONE NUMBER:							
Warren@sundance-realty.com	403-350-0229							
SECTION 3 COMPANY/PERSON GIVEN AUTHOR	IZATION		and the second second					
COMPANY/PERSON:	MAILING ADRESS:							
Warren Marshall	2, 521	2, 5215 49th Ave.						
TOWN/CITY:	PROVINCE:		P/C:					
Innisfail	Ab		T4g1b3					
EMAIL:	PHONE NUMBER: 403-350-0239							
Warren@sundance-realty.com	403-330-0239							
SECTION 4 DECLERATION			1					
l, as registered landowner, give the company/p permit(s), or other as indicated, for the land indi		ermission to app	oly for the following					
및 Development Permit □ ^X Building P	ermit 🛛 🛛 Other:							
	PERMITS (ex: leasehold improveme	ents, detached	garage, renovations)					
Leasehold improvements								
Consent will remain valid until (provide end date	^{e):} December 31 2025							
NAME:	SIGNATURE: Varren M.	arshall	DATE:					
the second states and a 7.7	0.0011000110	V-041000 F. 004 J00000						
Warren Marshall			5/12/2025					

