

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
DECEMBER 19, 2024**

Present:

Councillors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Development Officer Angela Stormoen and Planning

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 Councillor Gord Lawlor to accept the agenda as presented.

MOTION CARRIED
Unanimous

4. **Confirmation of the November 14, 2024 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the November 14, 2024 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3560-2024

Applicant: Aecon Foundations

Legal: Lot 11, Block C, Plan 0621675

Municipal: 6711 – 49 Avenue

Proposed Development: Temporary Structure: Office Building

Development Officer read a report that follow:

General:

The applicant is proposing a 60' by 9' temporary office to be placed at the rear, southwest corner of the Ramada property. The office building will be used for administration operations for Aecon Foundations as they fulfill their contract to install foundations for the CETO (Central East Transfer-Out) Project while operating in the area.

The applicant is expecting the temporary office to be removed before the end of February when they are expected to wrap up their portion of work pertaining to the project.

Under the current C2: Commercial Highway District, Temporary Structures would be considered a Discretionary Use: All Permitted Uses within the Industrial District. The Industrial District does list a Permitted Use for a Temporary Structure.

When considering an application for discretionary use, MPC shall have regard to the "design, character and appearance of the proposed development and in particular whether it is compatible with the surrounding properties."

When considering this proposed development, MPC must consider the Highway Commercial District, Land Use Bylaw and the intent of the Highway Commercial Design Guidelines.

Development Review:

See Attached Land Use Bylaw Review of the following sections:

Section 9: Definitions

Section 19: Decision

Section 21: Variance Authority

Section 56: Temporary Structures

Section 85: C2 Commercial Highway District

- Discretionary Use: "All Permitted Uses within the Industrial District"

Section 87: I Industrial District

- Permitted Use: "Temporary Structure"

Section 95: OH Overlay Highway Design Guidelines District

Rear Yard Setback

Proposed: 3 meter

Required: 3 meter

Side Yard Setback

Proposed: 3 meter

Required: 3 meter

Recomenation:

Approve Development Permit Application 3560-2024 with the following conditions:

- 1) The Development Permit shall expire February 28, 2025;
- 2) The proposed development (Temporary Structure: Office Building) shall be located to the southwest corner of the lot;
- 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 applicant must ensure that the temporary structure is maintained in good repair and do not become in a state that constitutes a nuisance under the Town of Stettler Nuisance Bylaw 1945-07;
- 7) The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

Discussion:

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

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:35 a.m. on a motion by Councillor Scott Pfeiffer.