

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
July 3, 2025

Present:

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, and Kurt Baker,
Development Officer Angela Stormoen and Planning & Operations Clerk Kendra Duff

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:28 a.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 May 29, 2025 MPC Meeting Minutes**

Moved by Councillor Scott Pfeiffer that the Minutes of the May 29, 2025 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3616-2025

Applicant: Rowina Kobi

Legal: Pt. 17 & 18, Block 64, Plan 5847HW

Municipal: 4607 – 56 Street

Proposed Development: Accessory Use – Bed & Breakfast

Development Officer read a report that follows:

General:

The applicant is proposing to utilize the existing residence at 6006 - 50A Avenue as a short-term rental (Airbnb/VRBO) with two rooms to be rented. This is classified as a Bed and Breakfast Facility within the Town of Stettler Land Use Bylaw 2060-15.

As Bed and Breakfast Facility is a discretionary use in the R2: Residential General District, this application requires a Municipal Planning Commission decision.

As per Section 57 of the Town of Stettler Land use Bylaw #2060-15 the applicant is required to provide a total of four off-street parking stalls. This requirement will be a condition of the development permit as there is no existing parking pad.

Development Review:

Land Use District: R2: Residential General

Existing Land Use: Residential

Proposed Use: Residential, Bed and Breakfast

Required Parking Stalls: 4

Proposed Parking Stalls: 4

DEFINITIONS:

"BED AND BREAKFAST FACILITY" means a dwelling unit in which the occupant rents or leases a room or a suite of rooms on a temporary basis to vacationers or tourists, and which may include the provision of meals as part of and in addition to the rental paid for the room or suite of rooms. This does not include a hotel, motel, boarding or lodging house, or restaurant as defined herein.

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 comply with all provisions of the Town of Stettler Land Use Bylaw #2060-15;
2. Compliance with the provisions of the Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
3. The proposed development (Bed and Breakfast) shall be located in accordance with the approved plan; any changes to the plan must be approved by the Town of Stettler;
4. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation;
5. The owner/applicant shall retain a Town of Stettler Business License prior to operation;

6. The owner/applicant shall ensure two on-site parking stall shall be provided for each dwelling unit, totaling 4 parking stalls.

Alternatives:

Approve the application with additional conditions.

Defeat the application stating reasons.

Discussion:

Councillor Scott Pfeiffer inquired if the owners would be living on the property, and Development Officer Angela Stormoen said they would not be. Councillor Wayne Smith said that if the gravel parking pad was in place, he saw no issues.

Moved by Councillor Wayne Smith that the application be approved as presented.

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:30 a.m. on a motion by Councillor Kurt Baker.