

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**September 4, 2025**

**Present:**

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, Travis Randell 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 8:31a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Wayne Smith to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the July 3, 2025 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the July 3, 2025 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3604-2025

**Applicant:** Joseph Knihnitski

**Legal:** Block A, Plan 5834NY

**Municipal:** 4402 – 50 Street

**Proposed Development:** 35' Tipi with Spa & 2 Carriages and two Tipi's

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 Specialty Accommodations (tents, carriages and tipis) to an identified block of the park.
2. The owner/applicant must ensure that dome tents, horse carriages and tipis are of new construction.
3. The owner/applicant must not allow more than one dome tent, horse carriage or tipi unit per an identified park stall.
4. The owner/applicant must not allow more than one deck to be constructed or placed on a camping stall.
5. The owner/applicant must ensure that all Specialty Accommodation (tents, carriages and tipis) 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 (1 Tipi (Spa), 9 Specialty Accommodations (2 Dome Tents, 2 Horse Carriages and 2 Tipis)) 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 #2190-25.
11. Compliance with the provisions of Land Use Bylaw #2190-25 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 amend the original development application presented and approved at the May 29, 2025 Municipal Planning Commission meeting.

The original development approval included a renovation of the existing main office into a wellness spa and 10 glamping tents at the existing Prairie Junction RV Resort campground.

The applicant proposes to keep the office building as is and alternately construct a Tipi outside the north side of the building to be used as a spa. Further, instead of 10 glamping tents to occupy the 10 camping sites adjacent to the railway on the northwest side of the property, the applicant proposes to construct 9 specialty

accommodations with 2 tipis, 2 horse carriages, 2 dome tents and 3 future accommodations.

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 proposed specialty accommodation sites have existing water, sewer and electrical hook-ups and the applicant proposes to install gas service as well. Each specialty accommodation site will have individual parking spaces available.

The proposed tipi spa is 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 (tipi spa) and recreation facility (Prairie Junction RV Resort campground), 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:**

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

7. The meeting adjourned at 8:35 a.m. on a motion by Councillor Kurt Baker.