

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
September 19, 2025

Present:

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, Kurt Baker, and Travis Randell; 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 September 4, 2025 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the September 4, 2025 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3632-2025
Applicant: Canalta Real Estate Services Ltd.

Legal: Lots 1 & 2, Block 6, Plan 9422699

Municipal: 4602 & 4612 – 51 Avenue

Proposed Development: Self-Storage Facility (Storage – Indoor)

Development Officer read a report that follows:

General:

The applicant is proposing to develop a self-storage facility at 4602 & 4612 – 51 Avenue within the C2: Highway Commercial District adjacent to Highway 56. The self-storage facility will contain one hundred and four (104) storage containers on the property (also known as metal freight/cargo storage container) (see attached

Site Plan). These storage containers will be twenty (20) feet by seven (7) feet by eight and a half (8.5) feet in height. Further, a 6.5 foot high solid wood fence is proposed along the perimeter of the property for security, with a metal rolling gate at the single entrance proposed at the southwest corner of lot 4612 – 51 Avenue.

Under the current C2: Commercial Highway District, Storage - Indoor would be considered a Discretionary Use: All Permitted Uses within the Industrial District. The Industrial District does list a Permitted Use for a Storage - Indoor, however under Section 56.2 it states “Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

These storage containers may not be considered permanent as they are not fixed to a foundation or footing, however the intent is to have these storage containers remain at this location indefinitely.

The proposed development is located on two separate lots (See attached map), therefore, administration recommends a condition of approval to include the legal consolidation of the lots to avoid non-compliance.

The proposed placement of the storage containers does meet Land Use Bylaw 2190-25 setback regulations as per section 89: C2 Highway Commercial Highway District and section 41: Corner/Double Fronting Lot Restrictions:

- 41.1 No person on a corner lot in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance of six metres from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over one metre in height above the lowest street grade adjacent to the intersection.*
- 41.2 In all districts, a site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.*
- 41.3 Notwithstanding Section 41.2, one front yard setback may be reduced to 3.0 m taking into account the location of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist and having regard for the variances allowed.*

Administration conducted a site investigation based on sightlines/sight triangles at Hwy 56 (46 Street) and the Railway Right of Way. A sight triangle means an area at the intersection of roadways or roadways and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than one (1) metre (3.3 feet) in height above the average elevation of the road/lane/rail, in order that vehicle operators may see approaching vehicles/railcars in time to avoid collision.

As this intersection is protected by automatic warning signals no further sight triangles are required on the north end of the property.

As this type of development is not typical for Highway Commercial Land Use Districts administration is proposing that the applicant be required to provide a solid 2-meter fence around the perimeter of the property and provide landscaping along the property's frontage (south and east property boundary).

Within the Town of Stettler Land Use Bylaw 2190-25 fence requirements state that a fence must be located outside of utility right of ways. The proposed property has an existing six (6) metre utility right of way along the north side of the property. After conversation with the applicant, it was confirmed that an agreement with the utility companies will be in place to allow the fence/development within the right of way, therefore, administration has requested a copy of the agreement.

Furthermore, the proposed Storage - Indoor is located adjacent to highway 56 and as such was circulated to Alberta Transportation and Corridors for review. The review included the following comments (full report attached):

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.*
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.*
- The proposed development needs to be re-designed to account for the minimum corner sight triangle illustrated on the attached markups. This addresses the issue of sight distance / visibility at this location. To minimize the impacts to the site, the posted speed (50 km/h) has been used as the design speed – which is appropriate in an urban environment such as this. The hatched area on the plan is to be kept clear – this means no fence, vehicles driving / parking, or other obstructions within the sight triangle.*
- With adjustments to the site plan to accommodate the corner sight triangle, a relaxation to setback requirements as proposed will be allowed in this case.*
- Two of the three existing highway accesses shall be removed as a condition of development approval. The proposed site plan must clearly show which of the two existing accesses is to remain from 51 Ave and which is to be removed. The access from 46 St is to be removed.*
- A roadside development permit is required from Transportation and Economic Corridors for this development and access removal as the development falls within the permit area of a provincial highway, as outlined in Section 4(1) of the Highways Development and Protection*

Regulation. A permit application may be submitted via the department's online permitting portal RPATH, <https://roadsideplanning.alberta.ca>.

Development Review:

See below Land Use Bylaw 2190-25 Review of the following sections:

Section 9: Definitions

"FENCE" means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

"METAL FREIGHT/CARGO STORAGE CONTAINER" means a portable metal container use to transport or store goods and materials. Commonly known as a Marine Cargo Container, Sea Can and/or ISO Container.

"SIGHT TRIANGLE" means an area at the intersection of roadways or roadways and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than one (1) metre (3.3 feet) in height above the average elevation of the road/lane/rail, in order that vehicle operators may see approaching vehicles in time to avoid collision.

"STORAGE – INDOOR" means a self-contained building or group of buildings available for the storage of goods. This use includes mini-storage, private storage facilities, and warehouse.

"TEMPORARY STRUCTURE" means a structure without any foundation or footings, and which is removed when the designated time, activity or use for which the temporary structure was erected has ceased.

Section 87: C2: Commercial Highway District

89.1 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 41: Corner/Double Fronting Lot Restrictions

41.1 No person on a corner lot in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance of six metres from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over one metre in height above the lowest street grade adjacent to the intersection.

41.2 In all districts, a site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.

41.3 Notwithstanding Section 41.2, one front yard setback may be reduced to 3.0 m taking into account the location of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist and having regard for the variances allowed.

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 shall ensure a sight triangle on the southeast corner of 4602 – 51 Avenue is maintained of 15m to the north and 10m to the west as per Alberta Transportation and Corridor requirements;
2. The owner/applicant shall ensure fencing does not encroach onto the existing 6.0-meter utility right of way on the north side of the property or provide the Town of Stettler with a copy of an agreement with utility right of way owners to allow fencing/structures;
3. The owner/applicant shall construct a solid fence along all property boundaries of 2.0 meters in height, to the satisfaction of the Development Authority and in accordance with condition #2;
4. The owner/applicant shall ensure all the storage containers (metal freight containers) are finished to a new standard with a unison color.
5. The owner/applicant shall ensure landscaping is provide on the boulevards of 46 Street and 51 Avenue;
6. Landscaping must be completed by the end of the first full growing season following the date of permit approval;
7. The owner/applicant shall ensure all on-site lighting, including those in parking lots are down lighting;

8. That the owner/applicant must legally consolidate lots 1&2, block 6, plan 9422699;
9. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 53 of the Town of Stettler Land Use Bylaw #2190-25;
10. The owner/applicant shall ensure compliance with Alberta Transportation and Economic Corridors requirements;
11. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines;
12. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2190-25;
13. 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;
14. 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;
15. The proposed development (Self Storage Facility) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
16. 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.

Discussion:

Discussion ensued regarding concern with the proposed development along a commercial highway district and entrance to Town. It was also noted that the lot had sat empty for many years, and a solid fence would create a visual barrier from the storage containers.

Development Officer Angela Stormoen confirmed a condition of the permit is to ensure the freight containers are of new condition and a solid 2.0-meter fence was required. Councillor Scott Pfiefer requested to include that a chain-link fence is not permitted, and the fence be kept in a good state of repair.

Moved by Councillor Wayne Smith that the application be accepted with the following changes to conditions:

The owner/applicant shall ensure the fence is of new construction, kept in a good state of repair and free of significant deterioration.

The owner/applicant shall construct a solid fence (chain-link not permitted) along all property boundaries of 2.0 meters in height, to the satisfaction of the Development Authority and in accordance with condition #2;

MOTION CARRIED

Unanimous

8. The meeting adjourned at 8:45 a.m. on a motion by Councillor Scott Pfeiffer.