

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
SEPTEMBER 8, 2022**

Present:

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerks Angela Stormeon and Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:34 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Scott Pfeiffer to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the August 25, 2022 MPC Meeting Minutes**

Moved by Councillor Wayne Smith that the Minutes of the August 25, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3403-2022

Applicant: Clark Rudoski

Legal: Lots 2-11, Block 1, Plan 7541AD

Municipal: #5, 6017 – 52 Avenue

Proposed Development: Relocation of Mobile Home

Angela Stormoen, acting Director of Planning and Development read a report that follow:

General:

The applicant is proposing to relocate a 1120 square foot (16' x 70') mobile home with a 8' by 10' deck to #5, 6017 – 52 Avenue, Emerson Acres Mobile Home Park. The mobile home was constructed in 1997 and as such it is considered a discretionary use in the R3: Mobile Home Park Land Use District as it

exceeds eight years of age from the date of application for a development permit.

The lot is currently vacant, and the proposed mobile home will be placed to the rear end of lot 5 creating a front yard setback of 4.5 meters.

Based on the photos submitted by the applicant, the proposed 1997 mobile home will be conducive to the neighborhood.

Development Review:

Land Use District – R3: Mobile Home Park

Discretionary Use – “Mobile Home > Eight (8) years of age from the date of Development Permit Application”

Minimum Front Yard Setback – 3 meters

Proposed Front Yard Setback – 4.5 meters

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 approves this application subject to the following conditions:

1. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
2. The owner/applicant must ensure that the undercarriage of a mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer/Municipal Planning Commission in accordance with 38.3 of the Land Use Bylaw 2060-15;
3. The owner/applicant shall ensure all accessory structures to a mobile home such as patios porches, additions, skirting and storage facilities shall be fabricated so that the appearance complements the mobile home to the satisfaction of the Development Officer/Municipal Planning Commission in accordance with 38.4 of the 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 the Alberta Building Code.
5. 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;
6. The owner/applicant must ensure the proposed development (Relocation of Mobile Home) shall be located in accordance with the approved plan;
7. 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;

8. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
9. 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.

Discussion

Councillor Wayne Smith questioned if the photos submitted of the proposed mobile home were recent. Administration confirmed they were directly from the sale ad supplied by the applicant.

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

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:37 on a motion by Councillor Scott Pfeiffer