

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
MAY 16, 2024**

**Present:**

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

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 Kurt Baker to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the April 25, 2024 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the April 25, 2024 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Development Officer Angela Stormoen provided an update regarding the request from the April 25, 2024 Municipal Planning Commission meeting for further information on the Land Use Bylaw requirement for age of mobile homes permitted.

6. **Development Application:** 3499-2024 (Amendment)

**Applicant:** Jamie & Jo-Ann Lane

**Legal:** Lot 21, Block 53, Plan 1885TR

**Municipal:** 4209 – 51 Avenue

**Proposed Development:** Relocation of 2011 mobile Home and Deck

Director of Planning and Development read a report that follow:

**General:**

The applicant is proposing to relocate a 16' x 76' mobile home constructed in 2011, to 4209 – 51 Avenue within the R3A: Mobile Home Subdivision Land Use District.

The applicant was previously approved for the age of mobile home exceeding the eight years of age and a 1.12-meter front yard variance.

The applicant is requesting a further front yard variance of 1.03 meters with a total variance of 2.15 meters.

Furthermore, the applicant indicated that once the trailer was moved, they plan to replace the missing siding, replace the broken window, and build a 10' x 16' deck.

Based on the photos submitted by the applicant the proposed 2011 mobile home will not detract from the neighborhood.

Appendix A – Proposed 2011 Mobile Home

### **Development Review:**

Land Use District – R3A: Mobile Home Subdivision

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

Minimum Front Yard Setback – 6 Meters

Previously Approved Front Yard Setback – 4.88 Meters

Proposed Front Yard Setback – 3.85 Meters

### **Recommendation:**

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The owner/applicant receives approval for a 2011 Mobile Home;
2. The owner/applicant receives a 2.15 meter front yard variance;
3. The owner/applicant must ensure that all siding is replaced/repaired at time of mobile home relocation;
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
5. 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;
6. 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;
7. 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.
8. 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;
9. The owner/applicant must ensure the proposed development (Relocation of 2011 Mobile Home) shall be located in accordance with the approved plan;

10. 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;
11. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
12. 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 Scott Pfeiffer questioned the requirement for parking in the R3A Land Use District. Development Officer Angela Stormoen confirmed there is an existing parking pad that meets the requirements in the Land Use Bylaw 2060-15.

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

MOTION CARRIED

Unanimous

8. **Adjournment**

The meeting adjourned at 8:34 a.m. on a motion by Councillor Travis Randell.