

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**April 28, 2015**

**Present:**

Councillors Al Campbell, Malcom Fischer, Darcy Bachman and Sean Nolls, Contract Development Officer Dave Dittrick, and Planning & Development Clerk Angela Stormoen

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:15 am.

2. **Approval of Agenda/Additions**

Moved by Councillor Sean Nolls to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the March 24, 2015 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the March 24, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2856-2015

**Applicant:** 1034486 Alberta Ltd.

**Legal:** Lot 3, Block 3, Plan 9926514

**Municipal:** 4003 – 50 Street

**Proposed Development:** Mobile Home

Planning & Development Officer Dave Dittrick reviewed the report as follows:

**General:**

The applicant is proposing to move a 2004 Mobile Home onto a 23.12 acre parcel of farmland in the southeast corner of Stettler. The parcel is adjacent to Highway 12. The proposed building site is to be situated adjacent to the future 50 Street realignment/access onto Highway 12. The Town has previously acquired right-of-way for the road and Municipal Reserve for a trail adjacent to the building site.

The proposed building site is in excess of 40 m from the Highway 12 right-of-way, and will be 10 m from the future 50<sup>th</sup> Street right-of-way and Municipal Reserve (trail) buffer strip. This will ensure that should 50 Street be built and the Mobile Home remain, it will meet setbacks within any residential land use district.

The temporary nature of the development permit (being a Mobile Home with no subdivision creation), ensures that future subdivision and development of the property will not be negatively impacted by this proposal.

**Alternatives:**

- Defeat the application, stating reasons.

## **Recommendation:**

That the Municipal Planning Commission consider approval of 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. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
3. The owner/applicant must ensure the proposed development (Mobile Home) shall be located in accordance with the approved plan;
4. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services.
5. The owner/applicant shall enter into an agreement with the Town of Stettler respecting the provision of sanitary waste services to the proposed development;
6. The owner/applicant shall obtain development approval from Alberta Transportation for the Mobile Home. Such approval must also include the temporary use of the Highway 12 access to the lands.

## **Discussion**

Councillor Darcy Bachman mentioned due to the development being a mobile home it is moveable if the land must be put to an alternate use.

Councillor Darcy Bachman made a motion to approve the application as presented.

5. **Development Application:** 2853-2015  
**Applicant:** Kneeland & Sons Construction Ltd.  
**Legal:** Lot 13, Block 1, Plan 1321364  
**Municipal:** 4211 – 50 Avenue  
**Proposed Development:** Mobile Home, Detached Garage & Covered Deck

Planning & Development Officer Dave Dittrick reviewed the report as follows:

### **General:**

The applicant is proposing to locate a new 20' by 76' mobile home and construct a 10' by 28.5' covered deck as well as a 22' by 26' detached garage within a mobile home subdivision on the east side of the downtown area.

The lot fronts onto 50 Avenue and has an 8.0 m wide lane on the west side and an industrial zoned property on the east side. Administration has been working with the owner of the industrial zoned property to develop a suitable transitional land use (i.e. storage) for this adjacent site to avoid potential conflicts with the residential properties to the west.

The proposed site does not meet two requirements of the land use bylaw, being: site coverage and side yard setback.

Staff has reviewed the application with respect to the site coverage and recommends approval. While the site coverage is high, the proposed double detached garage to be located on the property should not detract from the neighbourhood. Furthermore, it may serve as a suitable vision barrier to the rest of the neighbourhood from the future industrial uses that will be located east of the property.

The side yard setback encroachment is with respect to a lane, which does not have the same impact as if the encroachment were to be from a street.

Therefore Staff recommends that the Municipal Planning Commission approve this application.

**Alternatives:**

- Defeat the application, stating reasons.

**Recommendation:**

That the Municipal Planning Commission consider approval of this application subject to the following conditions:

1. The owner/applicant must ensure the proposed development (Mobile Home) shall be located in accordance with the approved plan;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15 with the exception of the 2.0 m west (side) setback and the 39% site coverage as approved by the Municipal Planning Commission;
3. Compliance with the provisions of Land Use Bylaw does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
4. The owner/applicant shall ensure that the access to the mobile home is approved by the Town of Stettler's Director of Operational Services;
5. The owner/applicant shall ensure that all water, sanitary, and storm connections are approved by the Town of Stettler's Director of Operational Services; and
6. The owner/applicant shall enter into an agreement with the Town of Stettler respecting the provision of sanitary waste services to the proposed development.

**Discussion**

Councillor Malcolm Fischer made a motion to approve the application as presented.

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 8:21 a.m. on a Motion by Councillor Malcolm Fischer.