

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
August 19, 2013

Present:

Councillors Al Campbell, Darcy Bachman, Malcolm Fischer and Steven Wildeboer, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Hallett

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Darcy Bachman to accept the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of the June 27, 2013 MPC Meeting Minutes**

Moved by Councillor Steven Wildeboer that the Minutes of the June 27, 2013 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2741-2013

Applicant: Prairie Junction RV Resort

Legal: Block A, Plan 5834NY

Municipal: 4402 – 50 Avenue

Proposed Development: Park Models and Rental Cabins

Planning & Development Officer Leann Graham reviewed the report as follows:

General:

The applicant has started the development of a Recreational Facility in the form of a campground and has complied with all conditions of their original permits. The applicant is currently working to provide full hook ups at each site as well as a future plans for common shower house.

The applicant has since approached the Town to consider the use of park model units within the campground as well as the installation of rental cabins. The applicant is proposing the park models to be located in one block of the campground (this block is identified on the application but the applicant would like the option of which block), and the 4-6 cabin rentals to be located near the entrance across from the operations buildings.

Currently Prairie Junction RV Resort has 5 individuals on a wait list for permanent park model units and has received multiple requests for rental cabins.

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons.

Recommendation:

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

1. The owner/applicant must keep park model units to an identified block of the park.
2. The owner/applicant must ensure that park model units are of new construction.
3. The owner/applicant must not allow more than one park model unit per an identified park model stall.
4. The owner/applicant must not allow more than one accessory building and one deck to be constructed or placed on a park model stall.
5. The owner/applicant must ensure that all park model units are kept up and do not become of a derelict of 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 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.
9. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2018-11
10. Compliance with the provisions of Land Use Bylaw #2018-11 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;

Discussion

Planning & Development Officer Leann Graham indicated that the applicant has started the development of a Recreational Facility in the form of a campground and has complied with all conditions of their original permits. The applicant is currently working to provide full hook ups at each site as well as a future plans for common shower house.

The applicant has since approached the Town to consider the use of park model units within the campground as well as the installation of rental cabins. The applicant is proposing the park models to be located in one block of the campground (this block is identified on the application but the applicant would like the option of which block), and the 4-6 cabin rentals to be located near the entrance across from the operations buildings.

Currently Prairie Junction RV Resort has 5 individuals on a wait list for permanent park model units and has received multiple requests for rental cabins.

Planning & Development Officer Leann Graham indicated that the applicant had identified an area where the proposed cabins and park models would go, but commented that they were flexible with their locations.

Councillor Darcy Bachman questioned if there was any downside to having cabins and park models within the campground. Planning & Development Officer Leann Graham stated that the owners have 5 people on a waiting list and therefore there is an identified need.

Councillor Malcolm Fischer agreed with condition number two in that only park model units of new construction will be permitted within the campground.

Councillor Darcy Bachman asked if the park models would be lived in year round. Councillor Steven Wildeboer commented that the park models are able to be sealed off like mobile homes. Planning & Development Officer Leann Graham stated that the park models will have the potential to be lived in year round. Councillor Al Campbell questioned if taxes would be calculated for each unit. Planning & Development Officer Leann Graham replied that for each new unit being moved on the property, a building permit will be required. Issuing a building permit will prompt a re-assessment of the property for taxes.

The taxes would be applied to the entire parcel not to each individual unit. The taxes would be the responsibility of the owner.

Councillor Steven Wildeboer indicated that the units shouldn't be spread out and should be contained to one area of the campground.

Planning & Development Officer Leann Graham indicated that each lot can only contain one unit, one accessory building and if the lots become of a derelict or nuisance state, it can be enforced under the Town of Stettler's current nuisance bylaw. Discussion ensued relating to maintenance of the lots and the property as a whole. Councillor Steven Wildeboer commented that the applicants would most likely maintain the property very well as they would still need to attract other tourists to the campground. Planning & Development Officer Leann Graham indicated that the owners were willing to give personal tours to Council if interested.

Councillor Al Campbell questioned if some of the park models will be larger than regular RV's and if the lots are big enough to contain the entire unit. Planning & Development Officer Leann Graham commented that it depends on the type of park model, some are larger and others are smaller and confirmed that the lots are large enough to accommodate any size of park model.

Councillor Darcy Bachman stated that his only concern was having a limit on how many park models will be on the property. Planning & Development Officer Leann Graham replied that a condition could be made to limit how many units the applicants are allowed to have on site. Councillor Steven Wildeboer suggested a maximum of 11 units on the premises at a time.

Councillor Steven Wildeboer questioned where the campground will have emergency acces. Planning & Development Officer Leann Graham stated that Prairie Junction RV was currently working directly with the Fire Department to ensure proper emergency access is available.

Councillor Malcolm Fischer made a motion to approve the application to allow the use of park models and rental cabins within the campground and amending condition number one of the recommendation to include only a maximum of 11 park models as being permitted.

MOTION CARRIED
UNANIMOUS

6. **Adjournment:** The meeting adjourned at 9:02 a.m. on a motion by Councillor Malcolm Fischer.