

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
February 10, 2015**

Present:

Councillors Al Campbell, Darcy Bachman, Will Brown and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Angela Stormoen

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 January 14, 2015 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the January 14, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2840-2015

Applicant: Chiles Ventures Ltd.

Legal: Stall 63 within Lot 2 to 11, Block 1, Plan 7541AD

Municipal: #63, 6017 – 52 Avenue (#63 Emmerson Acres)

Proposed Development: Relocation of Mobile Home

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

General:

The applicant is proposing to relocate a 14' x 70' mobile home with an 8' x 8' porch addition to #63 Emmerson Acres. The mobile home was constructed in 1980 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 owner/applicant has removed the previous mobile from stall #63 in accordance with Town of Stettler Bylaw and Policy. Based on the photos submitted by the applicant the proposed 1980 mobile home will not detract the neighborhood, due to the age of the previous mobile home on this site as well as the other mobile homes in the area the proposed 1980 mobile will be conducive to the area.

Alternatives:

- Defeat the application, stating reasons.

Reccommendation:

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.
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 2018-11
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 2018-11
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 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 (Mobile Home) shall be located in accordance with the approved plan;
7. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code.

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing to relocate a 14' x 70' mobile home with an 8' x 8' porch addition to #63 Emmerson Acres. The mobile home was constructed in 1980 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.

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Councillor Al Campbell questioned where the previous trailer from Stall #63 was relocated to.

Planning & Development Officer Leann Graham mentioned the trailer was demolished on site and the chassis was removed afterward.

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

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:48 a.m. on a motion by Councillor Sean Nolls.