

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
February 27, 2012**

Present:

Councillors Al Campbell, Steven Wildeboer, Darcy Bachman and Leona Thorogood, Planning & Development Officer Leann Graham, and Planning & Development Clerk Dara Green

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:50 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 13, 2012 MPC Meeting Minutes**

Moved by Councillor Steven Wildeboer that the Minutes of the January 13, 2012 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

4. **Business Arising**

None.

5. **Development Application: 2618-2012**

Applicant: Ann Pfeil

Legal: Lot 26, Block 4, Plan 7722835

Municipal: 6005 Spruce Drive

Proposed Development: Replacement of Mobile Home

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

General:

The applicant is proposing to replace an existing mobile home at 6005 Spruce Drive with a 2011 model. The 2011 mobile is considered a permitted use in the R3: Mobile Home Land Use District as it is within eight years of age from the date of application. Based on the photos submitted by the applicant the mobile home will not detract but enhance the aesthetics of the neighborhood.

Access to the property is from Spruce Drive, and the property has sufficient space to meet the Land Use Bylaw parking requirement of two off street parking stalls as there is an existing garage and a drive way(see attached RPR).

Based on the length of the new mobile home (23.2 m) the applicant requires a variance in the rear yard of 1.48 meters and based on the 1.52 meter right of way in the rear yard a front yard variance of 0.21 meters to accommodate the new mobile home

Alternatives:

- Defeat the application stating reasons.

Recommendation:

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

1. The applicant must comply with all the provisions of the Town Of Stettler Land Use Bylaw.
2. 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 current Alberta Building Code
3. Compliance with the provisions of Land Use Bylaw does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Mobile Home) shall be located in accordance with the approved plan;
5. The applicant must provide two off street parking stalls in accordance with the requirements of the Land Use Bylaw.
6. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
7. The applicant must provide services to the mobile home to the satisfaction of the Town of Stettler's director of Operations.
8. The applicant will have to ensure that the final grade of the development does not affect neighboring parcels.

Discussion

Planning & Development Officer Leann Graham indicated the applicant is proposing to replace an existing mobile home at 6005 Spruce Drive with a 2011 model. The 2011 mobile is considered a permitted use in the R3: Mobile Home Land Use District as it is within eight years of age from the date of application. Based on the photos submitted by the applicant the mobile home will not detract but enhance the aesthetics of the neighborhood.

Access to the property is from Spruce Drive, and the property has sufficient space to meet the Land Use Bylaw parking requirement of two off street parking stalls as there is an existing garage and a drive way.

Based on the length of the new mobile home (23.2 m) the applicant requires a variance in the rear yard of 1.48 meters and based on the 1.52 meter right of way in the rear yard a front yard variance of 0.21 meters to accommodate the new mobile home.

Councillor Leona Thorogood questioned if the variance would still allow enough space for utility companies to access the right of way. Planning & Development Officer Leann Graham indicated that the variance would allow the trailer to be abutted right next to the utility right of way but not encroaching it. Chairman Al Campbell asked if there would be a problem with connecting the proposed mobile home to Town services because of the difference in length of the existing model. Planning & Development Officer Leann Graham stated that the Town of Stettler would correct where the water and sewer services enter the lot up to the property line if required but that the owner would have to hire a plumber to connect the proposed mobile home on the lot.

Councillor Leona Thorogood made a motion to approve the application as presented.

MOTION CARRIED
Unanimous

Adjournment: The meeting adjourned at 8:55 a.m. on a motion by Councillor Darcy Bachman.