

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**September 22, 2017**

**Present:**

Councillors Darcy Bachman, Will Brown, Malcolm Fischer and Sean Nolls & Planning & Operations Clerk Angela Stormoen.

1. **Call to Order:** Chairman Darcy Bachman called the meeting to order at 8:44 a.m.
2. **Approval of Agenda/Additions**

Planning and Operations Clerk Angela Stormoen mentioned there is an amendment to application 3006-2017 at 4220 – 50 Street for a pole shed which was approved at the last MPC meeting on September 11, 2017. The applicant/owner has proposed to change the location of the pole shed so it is positioned in line with the single family dwelling and down size the pole shed to 30' x 36'.

The new proposed location would be in accordance with the Land Use Bylaw 2060-15.

Moved by Councillor Malcolm Fischer to accept the agenda as presented including the addition.

MOTION CARRIED  
Unanimous

3. **Confirmation of the Septemeber 11, 2017 MPC Meeting Minutes**

Moved by Councillor Will Brown that the Minutes of the September 11, 2017 MPC meeting be approved as presented.

MOTION CARRIED  
Unanimous

4. **Business Arising**

None.

5. **Development Application:** 3017-2017  
**Applicant:** Dave Hagen  
**Legal:** Lot 11, Block 3, Plan 3173TR  
**Municipal:** 6011 – 40 Avenue Close  
**Proposed Development:** Mobile Home

A report prepared by the Director of Planning & Development was reviewed as follows:

**General:**

The owner/applicant is proposing to move in a mobile home to a vacant lot at 6011 – 40 Avenue Close. The proposed mobile home was built last year and is 24' x 30'.

As defined in Land Use Bylaw 2060-15 the required length to width ratio must be 3:1, therefore the proposed mobile home does not meet the definition of a mobile home:

“MOBILE HOME” means a residential unit that may be constructed with a heavy transport chassis that allows for permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the dwelling. A mobile home may be a single structure (single-wide) or two parts which are put together to comprise a complete dwelling (double-wide). Mobile Homes shall feature the following criteria:

- i. Minimum roof pitch of 5 cm (2 inches) of vertical rise for every 30.5 cm (12 inches) of run; and

ii. A minimum floor area length to width ratio of 3:1.  
A mobile home does not include a single detached dwelling.

For this reason the applicant/owner is asking for a variance to the definition of a mobile home to allow the proposed 24' x 30' mobile home.

The owner/applicant also mentioned the siding would be replaced due to the bubbling and the building would be placed on screw pile foundation.

**Alternatives:**

- Defeat the application stating reasons

**Recommendation:**

That the Municipal Planning Commission approves 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. 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 by the Alberta Building Code;
3. Compliance with the provisions of Land Use Bylaw #2060-15 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, and all improvements as indicated on the submitted plans shall be constructed as shown unless otherwise stated in these conditions or approved hereafter by the Town of Stettler Development Authority.
5. The applicant shall arrange for and obtain approval from the Stettler Regional Fire Department to confirm compliance with the Provincial Fire Code.
6. 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.

**Discussion:**

Planning & Operations Clerk Angela Stormoen indicated that the owner/applicant is proposing to move in a mobile home to a vacant lot at 6011 – 40 Avenue Close. The proposed mobile home was built last year and is 24' x 30'.

As defined in Land Use Bylaw 2060-15 the required length to width ratio must be 3:1, therefore the proposed mobile home does not meet the definition of a mobile home:

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A mobile home does not include a single detached dwelling.

For this reason the applicant/owner is asking for a variance to the definition of a mobile home to allow the proposed 24' x 30' mobile home.

The owner/applicant also mentioned the siding would be replaced due to the bubbling and the building would be placed on screw pile foundation.

Councillor Malcolm Fischer mentioned he is ok with the proposed application as the location is out of sight and will fill an empty lot.

Councillor Sean Nolls indicated he is concerned in regards to the size of the proposed building and that it may set precedence for future applications.

Councillor Malcolm Fischer mentioned he doesn't believe it would set precedence as every application is unique and anything similar will have to come before the Municipal Planning Commission for approval.

Councillor Darcy Bachman noted that he is also concerned with the size of the building and that it doesn't resemble a regular mobile home. But due to the location it would be acceptable if a condition could be made for the installation of larger windows to make it resemble a mobile home.

Councillor Will Brown made a motion to approve the application on the condition that the applicant/owner must install larger windows to create the appearance of a mobile home to the satisfaction of the Development Authority.

MOTION CARRIED  
UNANIMOUS

**Adjournment:** The meeting adjourned at 8:54 a.m. on a motion by Councillor Sean Nolls.