

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

Present:

Councillors Al Campbell, Sean Nolls (by telephone) and Will Brown, Contract Development Officer Dave Dittrick, and Town CAO Greg Switenky.

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 9:04 am.

2. **Approval of Agenda/Additions**

Moved by Councillor Will Brown to accept the Agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the May 21, 2015 MPC Meeting Minutes**

Moved by Councillor Sean Nolls that the Minutes of the May 21, 2015 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2870-2015

Applicant: Sylvain Hotte

Legal: Lot 33, Block 6, Plan 7722835

Municipal: 6104 – Spruce Close

Proposed Development: Mobile Home > 8 Years of Age and Deck

A report prepared by the Planning & Development Officer Dave Dittrick was reviewed as follows:

General:

The applicant is proposing to move a 1979 Mobile Home onto a lot on Spruce Close.

Renovations to be done on the outside include:

- Replace outside doors.
- Replace broken windows.
- Remove and replace all siding
- Install new rubber roof.
- New deck to both doors.

The applicant has stated he is taking one month off his job to complete the required tasks.

Photos of the mobile home were shown to MPC members.

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

The mobile is considered to be a discretionary use within the Mobile Home Subdivision Land Use District.

The application is being referred to the Municipal Planning Commission due to the age of the structure being moved in; and whether the Municipal Planning Commission deems it appropriate to approve this application.

CAO Switenky reported that mobile home has already been moved onto the property. This home is intended to replace an older dwelling, which was removed from the property due to compliance issues. The Town is now dealing with a new owner, who is intending to utilize the dwelling for rental purposes. It is believed that an honest mistake occurred, in that the new owner did not realize that permits were required for the demolition (removal) of the former mobile home and the placement of the new mobile home.

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. That the owner/applicant to ensure that the following works are undertaken within two months of development approval: replace outside doors; replace broken windows; remove and replace all siding; and install new rubber roof.

Discussion

Councillor Will Brown questioned the need to insulate and install eavestrophing. Administration stated that the applicant has already been in contact with the necessary suppliers to undertake all necessary outside works. The applicant will also be required to obtain the necessary safety codes permits, to ensure compliance with the Alberta Building Code.

Councillor Will Brown made a motion to accept the application as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 9:30 a.m. on a Motion by Councillor Sean Nolls.