

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
February 11, 2025

Present:

Councillors Gord Lawlor, Wayne Smith, Travis Randell and Kurt Baker,
Development Officer Angela Stormoen and Planning & Operations Clerk Maddie Standage

1. **Call to Order:** Chairman Wayne Smith called the meeting to order at 8:30 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Kurt Baker to accept the agenda as presented.

MOTION CARRIED
Unanimous

4. **Confirmation of the December 19, 2024 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the December 19, 2024 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3566-2025

Applicant: David Hagen

Legal: Lot 11, Block 3, Plan 3173TR

Municipal: 6011 – 40 Avenue Close

Proposed Development: Relocation of 2008 Mobile Home

Development Officer read a report that follow:

General:

The applicant is proposing to relocate a 12.19 m x 4.27 m mobile home constructed in 2008, to 6011 – 40 Avenue Close. On October 3, 2024, MPC approved a 2007 Mobile Home for the above-mentioned lot, however, shortly after placing the home on the lot it was destroyed beyond repair by a fire. Previous to the mobile home the lot has been vacant since 2017.

The proposed mobile home was constructed in 2008 and used as a mobile office. The applicant proposes to renovate the building to convert the interior to living space and use it as a dwelling.

The mobile home is considered a discretionary use in the R3A: Mobile Home Subdivision Land Use District as it exceeds eight years of age from the date of application for a development permit. Further, it does not meet the mobile home definition criteria of 3:1 length to width ratio.

Based on the photos submitted by the applicant, the proposed 2008 RTM mobile home will not detract the neighborhood.

Development Review:

Land Use District

R3A: Mobile Home Subdivision

Discretionary Use – “Mobile Home > Eight (8) years of age from the date of Development Permit Application”

Minimum Rear Yard Setback – 3 Meters

Proposed Rear Yard Setback – 3 Meters

Minimum Side Yard Setback – 1.5 Meters

Proposed Side Yard Setback (west) – 1.5 Meters

Proposed Side Yard Setback (east) – 3 Meters

Minimum Front Yard Setback – 6 Meters

Proposed Front Yard Setback – 14.5 Meters

Definition:

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.

Proposed floor area – 12.19 Meters x 4.27 Meters

Variance required – 0.21 Meters = 5%

Recommendation:

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

1. The owner/applicant receives a 5% variance for the 3:1 length to width ratio of the mobile home;
2. The owner/applicant must ensure that any deteriorated siding is replaced/repaired at time of mobile home relocation;
3. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
4. 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 2060-15;
5. 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 2060-15;
6. 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.
7. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
8. The owner/applicant must ensure the proposed development (Relocation of RTM Mobile Home) shall be located in accordance with the approved plan;
9. The owner/applicant must submit any revisions in the site plan or alterations of the driveway and obtain approval from the Town of Stettler's Development Authority prior to construction;
10. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
11. 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.

Alternatives:

Defeat the application stating reasons.

Discussion:

Discussion ensued regarding the current siding of the home. Councillor Gord Lawlor asked if Condition #2 could include residing of the one side where the current siding is of two different colours.

Moved by Councillor Travis Randell to approve the application with the changes to Condition #2 as follow: The owner/applicant must ensure that the siding on

each exterior wall of the mobile home is consistent in colour and that any deteriorated siding is replaced/repared at time of mobile home relocation.

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:33 a.m. on a motion by Councillor Gord Lawlor.