

# Municipal Planning Commission

April 19, 2017

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, April 19, 2017. In attendance were Mayor Nilsson, Councillors Bikman, Lewington and Maynes, Development Officer Mike Selk and Planner Bonnie Brunner. Councillor Edwards was excused.

CALLED TO ORDER Councillor Maynes called the meeting to order at 6:04 p.m.

2017-09 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2017-10 MINUTES Councillor Lewington moved to adopt the minutes of the April 5, 2017 MPC Meeting. Carried

DA2017-06 –  
ACCESSORY  
BUILDING

Planner/Development Officer Bonnie Brunner presented a report on Development Permit Application DA2017-06.

Applicant Submission: Mike Selk discussed the requested variances to the maximum site coverage and height standards of the Land Use Bylaw. Mr. Selk explained that the variance request to the site coverage amounts to 60 ft<sup>2</sup>, which is considered a minor variance under the Land Use Bylaw. A minor variance is a variance of 10% or less of the bylaw standard and can typically be issued by the Development Officer. A request to construct to 17.5 feet in height was requested given that the application was forwarded to the Municipal Planning Commission for a decision; however, it is likely that the garage will be constructed to a height 17 feet. Mr. Selk confirmed the intent of the garage was for personal use and indicated the exterior would be finished in a manner complimentary to the existing duplex on the lot. With respect to access, Mr. Selk indicated that the existing lane is currently used by residents in its current condition and he would not want to be responsible for improvements. As an alternative, a driving lane could be developed east of the duplex to access the garage.

Written Submissions:

- i. Anthony Theriau
- ii. Foster and Jessica Garrett

Public Presentations:

- i. Anthony Theriau reiterated the questions identified in his written submission.
- ii. Foster and Jessica Garrett reiterated the concerns identified in their written submission and indicated no concern with the height of the garage. They indicated that one of their most significant concerns was the potential use of the building for a commercial use. They also expressed concern about the fact that many other landowners had been refused variances for accessory buildings and posed questions about percent lot coverage and home occupation standards of the bylaw.

Councillor Lewington explained that the requests for variances which are normally considered by the Municipal Planning Commission with respect to accessory buildings are in excess of the minor variance allowance of 10%. Councillor Lewington explained that the Municipal Planning Commission does not have the authority to require the landowner to construct two smaller buildings and further the bylaw currently allows the construction of a 900 square foot garage on the subject property.

Planner/Development Officer Brunner reviewed the site coverage requirements of the bylaw and the home occupation requirements.

Applicant Rebuttal: Mr. Selk explained that his application was before the Municipal Planning Commission to ensure transparency in the decision making process and that many of the applications before the Municipal Planning Commission involve variance requests of 200-300%. Mr. Selk explained that if the Garrett's had made an application similar to his, the application would have been approved by the Development Officer.

Mr. Theriau and Mr. and Ms. Garrett indicated no further concern with the application now that they had a better understanding of the process.

Councillor Maynes closed submission for application DA2017-06.

Councillor Bikman arrived 6:38 p.m.



LAND USE BYLAW  
415-08  
AMENDMENT

Planner Bonnie Brunner presented the draft amendments for Land Use Bylaw 415-08. Brunner reviewed the proposed amendments to the uses in the residential district, including the potential standards for garden suites and secondary suites.

The MPC discussed the possible amendments.

Councillor Maynes closed the public portion of the meeting.

2017-11 DA2017-06 –  
ACCESSORY  
BUILDING

Councillor Maynes moved to approve Development Permit Application DA2017-06 with the following conditions and informative:

Conditions:

1. The development is to conform to the site plan submitted as part of the development application dated March 28, 2017.
2. The accessory building is to be located on the property by a land surveyor or qualified engineer as per application site plan.
3. The applicant is responsible for completing the final building grade so drainage flows away from the building but so as not to adversely affect the neighbouring lots. Lot drainage must be retained on site or directed toward 2nd Avenue.
4. Construction of the accessory building, including exterior finishes is to be completed within 12 months from the date of issue of this development permit.
5. The width of the driveway shall not exceed 6.1 m (20 feet).
6. The height of the accessory building shall not exceed 5.3 m (17.5 feet). The area of the accessory building shall not exceed 89.2 m<sup>2</sup> (960 ft<sup>2</sup>).
7. All refuse on the construction site shall be property screened or placed in an approved enclosure until removed for disposal. Construction waste is not allowed to be taken to the Village Transfer Station.
8. The applicant is responsible for obtaining a building permit prior to commencement and any other applicable safety codes permits from the designated safety codes officer.

Informative:

1. The applicant must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.

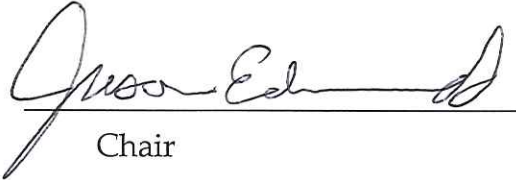
2. According to the Land Use Bylaw, shipping containers are a "prohibited use;" therefore, they are not allowed to be used as site storage while construction takes place.

Carried

2017-12 ADJOURN

Councillor Lewington moved to adjourn at 6:55 p.m.

Carried



Chair



Development Officer