

Municipal Planning Commission

May 2, 2018

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, May 2, 2018. In attendance were Mayor Trevor Lewington, Councillors Robert Edwards, Matthew Foss, Kevin Nelson and Larry Nilsson, Development Officer Mike Selk.

CALLED TO ORDER Councillor Edwards called the meeting to order at 6:02 p.m.

2018-11 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2018-12 MINUTES Councillor Nilsson moved to adopt the minutes of the April 4, 2018 MPC Meeting. Carried

DA2018-04 – ACCESSORY BUILDING REQUESTING VARIANCE Development Officer Mike Selk read report 8G-68 Comments on DA2018-04 prepared by Planner Bonnie Brunner.

Applicant Submission: John Easton spoke about the truss height for his garage being actually 9'5" tall and with the wall height of 16' it put the total height of his garage at almost 26'. The permit he was issued (DA2018-01) was approved for 21' which is why he is asking for a new permit with a height waiver allowing the building to be 26' tall. Easton indicated that he will not build the shop if he does not get approved for the waiver at 26' as the trusses have already been built at the height indicated.

Written Submissions: None

Public Presentations: None

Rebuttal: None

Councillor Edwards closed the public portion of the meeting.

2018-13 DA2018-04 – ACCESSORY BUILDING REQUESTING Councillor Nilsson moved to approve Development Permit Application DA2018-04 with the following conditions and informative:
Conditions:

VARIANCE

1. The development is to conform to all applicable requirements of Land Use Bylaw 415-08 and conform to the approved site plan submitted as part of the development application dated April 11, 2018. Variances are granted to the maximum site coverage requirement, allowing construction of the accessory building not to exceed 2048 ft², and the maximum building height, allowing construction of the accessory building not to exceed 26 feet in height.
2. 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 4th Street or Hartley Avenue.
3. The exterior finish of the accessory building shall be vinyl or other material compatible with the dwelling.
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. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal. Construction waste is not allowed to be taken to the Village Transfer Station.
6. 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.
7. The accessory building shall not be serviced with an on-site septic system or cistern for water.
8. The accessory building shall not be used as a dwelling unit or living quarters.
9. Development permit DA2018-04 replaces development permit DA2018-01, which is hereby cancelled and is null and void.

Informative:

1. The applicant must contact Alberta One Call (1800-242-3447) to locate any utility lines prior to commencement.
2. Temporary use of a shipping container for site storage while construction takes place requires a development permit in accordance with the Land Use Bylaw.
3. The development permit approval is for personal use of the accessory building only. Any change of use requires an approved development permit.

Carried

2018-14 ADJOURN

Councillor Lewington moved to adjourn at 6:32 p.m.

Carried



Chair



Development Officer