

Municipal Planning Commission

November 2, 2016

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, November 2, 2016. In attendance were Mayor Nilsson, Councillors Bikman, Edwards, Lewington and Maynes and Development Officer Mike Selk.

CALLED TO ORDER Councillor Edwards called the meeting to order at 6:03 p.m.

2016-30 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2016-31 MINUTES Councillor Bikman moved to adopt the minutes of the September 21, 2016 MPC Meeting. Carried

DA2016-18 – FRONT YARD SETBACK VARIANCE/ ADDITION TO DWELLING Development Officer Mike Selk presented a report on Development Permit application DA2016-18. Selk indicated the MPC could approve the front yard setback variance and issue a permit for the addition to the dwelling, or if the application was denied the house would be non-conforming and be subject the section 643 of the Municipal Government Act (MGA).

Councillor Maynes arrived at 6:05 p.m.

Applicant Submission: Lacey Young spoke about the existing deck requiring the variance and indicated it will be rebuilt and improved during the process. Young also spoke about how the addition to the home will improve her property and be a benefit the neighbourhood.

Public Submissions: Robert Ward indicated he feels the addition to the home will be an improvement to the area.

Written Submissions: None

Councillor Edwards closed submissions for application DA2016-18.

DA2016-18 – FRONT
YARD SETBACK
VARIANCE/
ADDITION TO
DWELLING

Councillor Maynes moved to approve Development Permit Application DA2016-18 with the following conditions and informative:

Conditions:

1. A building East front yard setback variance of 1.36 m (4.5 ft.) to bring the existing dwelling into compliance is approved.
2. The building setbacks for the addition to the existing single detached dwelling are to conform to the site plan submitted as part of the development application and be in compliance with the Village of Stirling Land Use Bylaw No. 415-08. The building addition must be located on the property by a land surveyor or qualified engineer.
3. All applicable building permits and safety codes permits and approvals shall be obtained prior to commencement of construction.
4. The construction of the addition shall be completed within 12 months from the date of issue of this development permit.
5. The front yard shall be landscaped to the satisfaction of the Designated Officer in accordance with the Land Use Bylaw and shall be completed within 12 months of the issue of the development permit.
6. The final building grade shall be completed so drainage flows away from the building and but so as not to adversely affect the neighbouring lots. Lot drainage must be retained on the property or be directed towards 3rd Avenue or 4th Street.
7. In accordance with provincial legislation, storm, ground and surface water **cannot** be placed in the sanitary sewer collection system. This includes weeping tile around foundation of dwelling.
8. 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.

Informative:

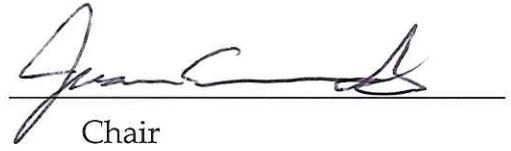
1. The applicant must contact Alberta One Call (1800-242-3447) to locate any utility lines prior to commencement.
2. According to the Land Use Bylaw, shipping containers are a "prohibited use;" therefore, they are not allowed to be used as site storage while construction takes place.

Carried

16-33 ADJOURN

Councillor Lewington moved to adjourn at 6:21 p.m.

Carried



Chair



Development Officer