

Municipal Planning Commission

October 25, 2012

The Village of Stirling MPC meeting was held at the Stirling Community Centre on October 25, 2012. In attendance were Councillors Maynes, Tanner and Hirsche (joined by phone), Assistant CAO Mike Selk and ORRSC Planner Bonnie Brunner.

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

2012-28 AGENDA Councillor Tanner moved to adopt the agenda. Carried

2012-29 MINUTES Councillor Tanner moved to adopt the minutes of the October 3, 2012 MPC Meeting as amended. Carried

DA2012-20
DISCRETIONARY
USE – DUPLEX Development Officer Mike Selk gave a report on the application. The report is attached.

Arturo Haselden presented a history on this style of house and locations around the world this type of design can be found. He discussed the benefits of a 3 level home and the types of material he will use to build it. The first 2 levels will be separate residences and the 3rd level will be a greenhouse. The exterior will be a combination of galvalume (corrugated aluminum siding) and white stucco.

Mary Winker spoke against the application saying it doesn't fit in with the historical feel of Stirling and it could devalue her property.

Anita Nilsson spoke against the application. She indicated it doesn't quite fit in with the historical feel of Stirling. She also has concerns about the size and setbacks of the proposal.

Craig Nilsson spoke against the application saying it will have a negative impact on surrounding homes.

Darren Peterson opposed the application. He asked why Stirling has no architectural controls. He indicated the home does not belong in our community.

Marsha Edwards questioned if people would want this home to

be built anywhere in the community.

Al Wiersema spoke in opposition to the application. He questioned if the building would beautify the block. He felt the current infrastructure may not accommodate the proposed greenhouse.

Applicant Haselden closed by explaining the roof structure and the reason he chose that type of design. He also indicated the value of the project would be a benefit to the neighbourhood.

2012-30

Councillor Tanner moved to deny the application with reason:

1. Schedule 2, section 12 of the Residential district encourages duplexes to locate on corner lots with individual units facing a different street frontage in order to blend in with existing single detached development. Duplex is defined in Schedule 11 as a two-unit residential building on one lot comprised of one dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having separate entrances.

As an up-down design duplex located on an interior lot, not a side by side design located on a corner lot, the scale, style and mass of the building is deemed not compatible with the existing single detached development in the area.

Carried 3-0

2012-31 ADJOURN

Councillor Hirsche moved to adjourn at 7:39 pm.

Carried



Chair



Development Officer

24 Oct 2012

RECEIVED
Oct 24/12

To: Village of Stirling Municipal Development Board

Re Development Application

#Da 2012-20

Lot 28, Block 13, Plan 081-4600

215-4th St, Stirling, AB

1. As a resident who lives at 210-4th St., Stirling AB, I feel I will be affected by the aforementioned development.
2. I am not opposed to the building of a duplex on the said property.
3. I am opposed to a percentage lot coverage waiver because I feel the proposed building is considerably larger in comparison to those on the surrounding properties.
4. I feel that the appearance of the development is not in keeping with the buildings on the surrounding properties. The design and appearance looks like a commercial building, ie siding, numerous pillars and roof design. It would not conform with the looks and size of the surrounding buildings. For these reasons I think the building would stick out like a sore thumb.
5. Aesthetically, this proposed building would not beautify the surrounding area.
6. Thank you for your consideration.



AL Wiersema

210-4th St. Stirling

AB TOK 2EO



REPORT ON DEVELOPMENT PERMIT APPLICATION DA2012-20 SEMI-DETACHED DWELLING (DUPLEX)

DATE: October 24, 2012

Landowner: Arturo Haselden

File No.: DA 2012-20

Date of Receipt: Oct 17, 2012

Legal Description: Lot 28, Block 13, Plan 081 4600

Land Use District: Residential (R)

Summary of application: Construction of a duplex with attached garage on a lot of 1149 m² (12,371 ft²). Applicant requesting a percentage lot coverage waiver.

Use: Semi-detached dwelling (Duplex) – Discretionary Use

Development Officer Comments:

1. The subject property is currently vacant and has a frontage on 4th Street. Surrounding land uses include single-detached dwellings, Manufactured homes and vacant land. Neighbouring homes are a 1-½ story home and a split entry home.
2. The proposed use is listed as a discretionary use in the Residential (R) district.
3. The proposal does not comply with section 8(a) of the district, which requires the principal building be not more than 33 percent of the surface area of the lot. The principal buildings covers 398.1 m² (4,285 ft²), including attached garage and covered porch areas or 34.6 percent of the lot. Schedule 5, section 4d indicates any enclosed porch or deck shall be considered part of the building in the determination of the lot coverage and setback requirements.
4. Section 12 of the district encourages duplexes to locate on corner lots with individual units facing a different street frontage in order to blend in with existing single detached development. The Land Use Bylaw defines a duplex as a two-unit residential building on one lot comprised of one dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having separate entrances. The proposed duplex is an up-down design, not the typical side-by-side, located on an interior lot. As an up-down design, the style, scale, mass, and sitting of the building is different from a typical side-by-side duplex and markedly different from the existing development in the area.
5. Land Use Bylaw, schedule 5, Standards of Development, section 1 allows the Municipal Planning Commission to require additional standard as a condition of a development permit, in order for the proposed development to complement existing historical assets of the neighbourhood. This may include exterior finishes to the building, landscaping or screening and street or lot setbacks.
6. Land Use Bylaw, schedule 5, section 9(d) limits driveway width to a maximum width of 6.1 metres (20 feet) unless otherwise approved by the Municipal Planning Commission. Based on the 82.5 foot frontage and size of the lot, it appears the proposed 30 foot wide driveway would not likely be an issue.
7. This application has been circulated to adjacent landowners in accordance with the land use bylaw.

Development Officer Recommendations:

If the Municipal Planning Commission chooses to approve the application, the following conditions are recommended:

1. The building setbacks for the duplex are to conform to the site plan submitted as part of the development application received October 17, 2012, in compliance with the Village of Stirling Land Use Bylaw No. 415-08. The building must be located on the property by a land surveyor or qualified engineer.
2. That a waiver to the 33 percent surface area lot coverage be granted to allow the principal building to cover 398.1 m² (4,285 ft²) or 34.6 percent of the total surface area of the lot.
3. Approval is given to allow the driveway to be to a maximum width of 6.1 metres (30 feet).
4. The applicant is responsible for completing the final building grade so drainage flows away from the buildings towards 4th Street, but so as not to adversely affect the neighbouring lots.
5. The construction of the duplex shall be completed within 12 months from the date of issue of the development permit.
6. 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.
7. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
8. The applicant is responsible for obtaining a building permit prior to commencement, and any other applicable safety code 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.

Thank you,

Mike Selk
Development Officer