

Municipal Planning Commission

October 2, 2013

The Village of Stirling MPC meeting was held at the Stirling Community Centre on October 2, 2013. In attendance were Councillors Maynes and Tanner, Development Officer Mike Selk and ORRSC Planner Bonnie Brunner. Councillor was Hirsche excused.

CALLED TO ORDER Councillor Maynes called the meeting to order at 6:30 pm.

2013-35 AGENDA Councillor Tanner moved to adopt the agenda. Carried

2013-36 MINUTES Councillor Tanner moved to adopt the minutes of the September 25, 2013 MPC Meeting. Carried

2013-37 DA2013-26 - SINGLE FAMILY DWELLING WITHIN KIPP COULEE AREA OVERLAY Councillor Tanner moved application DA2013-26 be approved with the following conditions and informative:

Conditions:

1. That the development be set back a minimum of 15' from the front property line and conform to the site plan and cross a section attached.
2. The applicant shall obtain all applicable safety codes permits and approvals prior to commencement of construction.
3. That the development shall be connected to municipal water and sewer services. The applicant shall enter into and comply with a service agreement with the Village for the provision of municipal water and sewer services. The connection and installation of all necessary sewer and water infrastructure shall be at the expense of the applicant. The developer is required to purchase and install a Village approved water meter and remote readout, which must be obtained from the Village
4. The dwelling must comply with all applicable requirements of the Land Use Bylaw 415-08.
5. The applicant is responsible for completing the final building grade so drainage complies with the lot drainage

plan as attached and does not adversely affect the neighbouring lot.

6. The construction of the single family dwelling shall be completed within 12 months from the date of issue of this development permit.
7. The 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 issue of the development permit.
8. The dwelling is to be located on the property by a land surveyor or qualified engineer.
9. 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.

Informative:

1. The MPC has issued approval of the development based upon the documentation submitted by the applicants engineer demonstrating that the potential for flooding hazard is minimized though the approved design (attached and forming part of this permit). The applicant accepts that this decision shall in no way create liability on the part of, or a cause of action against the Village of Stirling for any flood damage that may potentially occur in the future.
2. 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.
3. 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.

Reason given for approval of the variance of the front setback:

The Municipal Planning Commission granted a variance to the minimum 7.6 m (25 foot) front setback as a means to implement the engineering recommendations for mitigating flood risk. The variance granted allows the placement of the dwelling closer to the road right-of-way and further from Kipp Coulee. The Municipal Planning Commission is of the opinion that the variance will not unduly interfere with the amenities of the neighbourhood or materially interfere with or

affect the use, enjoyment or value of neighbouring parcels of land, as the right of way for the road is extensive and the dwelling will be located no closer to the side property lines than what the bylaw allows. Additionally, no written or verbal comments or concerns were received by the Municipal Planning Commission regarding the proposal.

Carried

2013-38 ADJOURN

Councillor Maynes moved to adjourn at 6:08 pm.

Carried



Chair



Development Officer