

Municipal Planning Commission

April 6, 2016

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, April 6, 2016. In attendance were Mayor Nilsson, Councillors Bikman and Edwards and Planner/Development Officer Bonnie Brunner. Councillor Lewington and Maynes were excused.

CALLED TO ORDER Councillor Edwards called the meeting to order at 6:05 p.m.

2016-05 AGENDA Councillor Bikman moved to adopt the agenda, as amended.
Carried

2016-06 MINUTES Councillor Nilsson moved to adopt the minutes of the March 2, 2016 MPC Meeting.
Carried

DA2016-02 –
DEMOLITION OF
EXISTING
STRUCTURE,
CONSTRUCTION
OF SINGLE-
DETACHED
DWELLING AND
ACCESSORY
BUILDING
(DETACHED
GARAGE) WITH
VARIANCES TO
LOT COVERAGE
AND HEIGHT AND
CONSTRUCTION
OF DRIVEWAY
WITH VARIANCE
TO MAXIMUM
WIDTH

Planner/Development Officer Bonnie Brunner presented a report on Development Permit application DA2016-02.

Submission: Applicant Greg West

1. Greg West reviewed his development proposal and explained that application DA2016-02 addressed the concerns identified by the MPC and the SDAB with his previous application DA2015-07 - the new application includes demolition of the existing structure, construction of a new dwelling and reduction of the driveway width to 30'. West stated that he intended to construct the dwelling and the detached garage concurrently. He indicated that the proposed one month time period for removal of demolition debris was reasonable, but that completion of construction, including exterior finishes, within a 12 month period may not be feasible.
2. West requested refund of the application fees.

Public Submissions:

1. Jeff Edwards indicated no issues or concerns with the proposal.

Written Submissions: None

Rebuttal: West stated that the dwelling and garage were

designed to be aesthetically pleasing and functional and that a reduction in size of the detached garage would limit its functionality.

Councillor Edwards closed the public portion of the meeting.

2016-07 DA2016-02 –
DEMOLITION OF
EXISTING
STRUCTURE,
CONSTRUCTION
OF SINGLE-
DETACHED
DWELLING AND
ACCESSORY
BUILDING
(DETACHED
GARAGE) WITH
VARIANCES TO
LOT COVERAGE
AND HEIGHT AND
CONSTRUCTION
OF DRIVEWAY
WITH VARIANCE
TO MAXIMUM
WIDTH

Mayor Nilsson moved to approve application DA2016-02 subject to the following conditions:

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 March 27, 2016. Variances are granted to the maximum driveway width, allowing a driveway width not to exceed 9.14 m; the maximum site coverage requirement, allowing construction of the accessory building not to exceed 140.84 m²; and the maximum accessory building height, allowing construction of the accessory building not to exceed 8.47 m in height (excluding the cupola).
2. The accessory building, or any portion thereof, shall not be used as or converted to a dwelling.
3. The dwelling and accessory building are to be located on the property by a land surveyor or qualified engineer.
4. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots. Lot drainage must be retained on the property or directed toward 5th Street.
5. Demolition of the existing structure (labelled A on the attached photo), construction of the new dwelling and accessory building, including exterior finishes, and construction of the driveway are to be completed within 18 months from the date of issue of this development permit.
6. The developer shall protect adjacent land, including municipal infrastructure and roadways, from damage and displacement associated with demolition of the existing structure.
7. All debris/refuse associated with the demolition of the existing structure shall be cleaned up and removed from the site within one month of demolition. Demolition debris/refuse is to be disposed of at an Alberta Environment approved landfill that accepts demolition debris/refuse. The developer is responsible for all landfill fees associated with disposal of demolition debris/refuse. Burial of the demolition debris/refuse on site is not permitted.
8. The dwelling is required to connect to the municipal water and wastewater system. The developer is required to pay for all of the costs associated with making the required connections. The

developer is required to purchase and install a Village approved water meter and remote readout, which must be obtained from the Village.

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 the foundation of the dwelling and accessory building.
10. Prior to commencement of construction, the developer is required to contact the Village engineer to determine sewer service grades and elevations.
11. 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.
12. All applicable building permits and safety codes permits and approvals shall be obtained prior to commencement of demolition and construction.

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

2016-08 DA2016-02
FEE REFUND
REQUEST

Councillor Bikman moved to deny the request to refund the development permit application fee for DA2016-02.

Carried

2016-09 ADJOURN

Councillor Nilsson moved to adjourn at 6:30 p.m.

Carried

Chair

Development Officer