

Municipal Planning Commission

July 6, 2016

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, July 6, 2016. In attendance were Councillors Bikman, Edwards, Lewington and Maynes and Development Officer Mike Selk. Mayor Nilsson was excused.

CALLED TO ORDER Councillor Edwards called the meeting to order at 6:09 p.m.

2016-14 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2016-15 MINUTES Councillor Maynes moved to adopt the minutes of the June 1, 2016 MPC Meeting. Carried

DA2016-09 – FRONT YARD SETBACK WAIVER Development Officer Mike Selk presented a report on Development Permit application DA2016-09. Selk indicated the MPC could approve the waiver application or if the application was denied the house would be non-conforming and be subject the section 643 of the Municipal Government Act (MGA)

Applicant Submission: Clarisse Jones indicated the new deck is an improvement for her property and the she hoped the existing garage setback would be approved.

Public Submissions: None
Written Submissions: None

The item was tabled to later in the meeting.

DA2016-10 DISCRETIONARY USE – STORAGE SHED Planner/Development Officer Bonnie Brunner presented a report on Development Permit application DA2016-10.

Applicant Submission: Westwind School Division Associate Superintendent Dexter Durfey spoke about the need for this storage facility as part of the upcoming School Modernization project. Durfey indicated the Division would be fine moving the location of the storage shed on to the current School property on Lot 15SR of Block 31.

Councillor Bikman arrived at 6:33 p.m.

Public Submissions: None
Written Submissions: None

2016-16

Councillor Edwards moved to approve Development Permit Application DA2016-10 with the following conditions and informative:

Conditions:

1. The accessory building be located within Lot 15RS, Block 31, Plan 821 0319 with a 0 m setback permitted.
2. The accessory building must comply with all applicable requirements of the Land Use Bylaw 415-08.
3. The applicant shall obtain all applicable building permits and safety codes permits and approvals prior to commencement of construction.
4. The accessory building must match color and finish style of existing Improvements.
5. The accessory building is to be located on the property by a land surveyor or qualified engineer as per application site plan.
6. 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 property or be directed towards 3rd Street.
7. The construction of the accessory building shall be completed within 12 months from the date of issue of this development permit.
8. 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.
9. 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

DA2016-11 – DECK
FRONT YARD
SETBACK WAIVER

Development Officer Mike Selk presented a report on Development Permit application DA2016-11. Selk indicated the MPC could approve the waiver application or if the application was denied the house would be non-conforming and be subject the section 643 of the Municipal Government Act (MGA)

Applicant Submission: Jonathan Mandel spoke to the application and explained the reason for the larger front deck to allow for the front window to be able to open properly.

Public Submissions: None
Written Submissions: None

The item was tabled to later in the meeting.

Councillor Edwards closed the public portion of the meeting.

2016-17 DA2016-09 – FRONT
YARD SETBACK
WAIVER

Councillor Maynes moved to approve Development Permit Application DA2016-09 with the following conditions and informative:

Conditions:

1. A building front yard setback waiver of 3.8 m (12.5 ft.) to bring the existing dwelling into compliance is approved.
2. The attached deck must comply with all applicable requirements of the Land Use Bylaw 415-08.
3. The applicant shall obtain all applicable building permits and safety codes permits and approvals prior to commencement of construction.
4. The construction of the attached deck shall 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.

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

2016-18	<u>DA2016-11 – DECK FRONT YARD SETBACK WAIVER</u>	<p>Councillor Lewington moved to approve Development Permit Application DA2016-11 with the following conditions and informative:</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. A building front yard setback waiver of 1.8 m (5.9 ft.) to allow for construction of the front attached deck. 2. The attached deck must comply with all applicable requirements of the Land Use Bylaw 415-08. 3. The applicant shall obtain all applicable building permits and safety codes permits and approvals prior to commencement of construction. 4. The construction of the attached deck shall 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. <p>Informative:</p> <ol style="list-style-type: none"> 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. <p style="text-align: right;">Carried</p>
2016-19	<u>MPC MEEETING</u>	<p>Councillor Bikman moved to schedule an additional MPC meeting on July 20, 2016 at 8:00 p.m.</p> <p style="text-align: right;">Carried</p>
2016-20	<u>ADJOURN</u>	<p>Councillor Maynes moved to adjourn at 7:13 p.m.</p> <p style="text-align: right;">Carried</p>

Chair

Development Officer