

Municipal Planning Commission

September 21, 2016

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, September 21, 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 6:03 p.m.

2016-25 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2016-26 MINUTES Councillor Maynes moved to adopt the minutes of the July 20, 2016 MPC Meeting as amended. Carried

DA2016-17 – FRONT YARD AND REAR YARD SETBACK VARIANCE FOR CONSTRUCTION OF NEW DECK Development Officer Mike Selk presented a report on Development Permit application DA2016-17. Selk indicated the MPC could approve the front and rear yard setback variance and issue a permit for construction of the rear decks, 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: Cindy Williams explained the front deck will be constructed to the front of the existing home.

Public Submissions: None
Written Submissions: None

Councillor Edwards closed submissions for application DA2016-17.

Councillor Bikman arrived at 6:16 p.m.

DA2016-16 – FRONT YARD SETBACK VARIANCE/ ADDITION TO DWELLING Development Officer Mike Selk presented a report on Development Permit application DA2016-16. 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).

Applicant Submission: None

Public Submissions: None

Written Submissions: None

Councillor Edwards closed submissions for application DA2016-16.

Councillor Edwards closed the public portion of the meeting.

2016-27 DA2016-16 – FRONT
YARD SETBACK
VARIANCE/
ADDITION TO
DWELLING

Councillor Maynes moved to approve Development Permit Application DA2016-16 with the following conditions and informative:

Conditions:

1. A building North front yard setback variance of 1.54 m (5.1 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 5th 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

2016-28 DA2016-17 – FRONT
YARD AND REAR
YARD SETBACK
VARIANCE FOR
CONSTRUCTION
OF NEW DECK

Councillor Bikman moved to approve Development Permit Application DA2016-17 with the following conditions and informative:

Conditions:

1. A building front yard setback variance of 0.66 m (2.2 ft.) to bring the existing dwelling into compliance is approved.
2. A building rear yard setback variance of 9.4 m (30.8 ft.) to allow for the construction of a rear deck is approved.
3. The building setbacks for the addition of the front and rear decks 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.
4. All applicable building permits and safety codes permits and approvals shall be obtained prior to commencement of construction.
5. The construction of the addition shall be completed within 12 months from the date of issue of this development permit.
6. 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

Chair

Development Officer