

Municipal Planning Commission

March 5, 2014

The Village of Stirling MPC meeting was held at the Stirling Community Centre on March 5, 2014. In attendance were Mayor Nilsson, Councillors Bikman, Edwards, Lewington and Maynes, Development Officer Mike Selk and ORRSC Planner Bonnie Brunner.

CALLED TO ORDER Councillor Edwards called the meeting to order at 5:01 p.m.

2014-15 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2014-16 MINUTES Mayor Nilsson moved to adopt the minutes of the February 5, 2014 MPC Meeting as amended. Carried

DA 2014-01 Development Officer Mike Selk presented information about application DA2014-01 to build a 3000 ft² greenhouse. Selk indicated the application was designated "Other accessory building and uses" which makes it discretionary in the Residential Large-Lot (R-L) district. Secondly he said the application would require a waiver based on the size of the application.

Applicant Amy Varsanyi told the MPC the greenhouse became available to her from a family friend. She indicated they would tear down other accessory structures on the property except for a smaller 50 ft² shed to decrease the current total combined area of all accessory building on the lot. Varsanyi also said when the structure is moved the old canopy will be replaced with a new canopy. Further she indicated the greenhouse would be used for her family and because the size was more than she required it would be available for neighbours to use also.

Letter of opposition presented.

Rebuttal: Applicant Amy Varsanyi indicated the greenhouse was for her own use and not a commercial venture. She said it would not be noisy as it has its own circulation system. Varsanyi also indicated that it would be possible to reduce the size of the greenhouse by removing some of the framing sections.

MPC tabled application DA2014-01 to later in the meeting.

DA 2014-03

Development Officer Mike Selk presented information about application DA2014-03 to build a discretionary Duplex and submitted a written recommendation outlining the suggested conditions and the waivers proposed by the applicant.

Applicant Clarence Visser indicated he has lived in Stirling for over 50 years and farms on the northeast corner of the community. He said he has 6 fulltime employees and this would be housing for some of his workers families. He explained his desire to have local housing for his employees and their families.

Public:

Danny Munger and Wendy McKenzie indicated they are opposed to the duplex being built as they already have a duplex on the west side of their home. McKenzie spoke about the clause in the Bylaw which encourages duplexes to be built on corner lots with units facing different directions, which this one would not. She spoke about the loss of value to her home being sandwiched between 2 duplexes. She asked the applicant to look at a different alternative for development on the property.

Gordon Wall indicated he is opposed to the application. He said he likes the quiet neighbourhood and felt the duplex could bring in more rental properties to the area. Further Wall was concerned the corner could become busier to traffic with 2 additional driveways and may increase the chance of an accident. He feels the units should face different directions.

Judy Wall indicated she likes Stirling's big lots and that the duplex is too big for this lot. She feels this type of development takes away from what Stirling is. She also feels this opens the opportunity for more rentals and that many rentals are not taken care of.

John Gomany indicated he is opposed to the duplex. He spoke about traffic concerns and not wanting to look at this type of large development across from his home.

Foster Garrett indicated he is opposed to the duplex. He wants setbacks to be consistent and there to be uniformity throughout the community. He feels there should be additional regulations in the Bylaw regarding duplexes and regulations should be added

to deal with condominiums. Garrett wants no further subdivision of this property. He is asking for a committee to be formed to help develop criteria and regulations to deal with duplexes. He also spoke about an application for a duplex last year which was denied because of size and because it required waivers like this application.

Rebuttal: Applicant Clarence Visser said he appreciated the comments made. He added the development would be to high standards of finishing.

MPC tabled application DA2014-03 to later in the meeting.

LOT 7-8, BLOCK 29,
PLAN 752J
BUSINESS
ACTIVITY

Administration reported to the MPC that they have not received a letter from the property owners stating they are in compliance with the warning letter issued in January 2014.

MPC discussed the information.

2014-17

Councillor Edwards moved to close the public portion of the meeting.

Carried

2014-18

DA 2014-01

Councillor Edwards moved to deny application DA2014-01 for the following reason:

1. Application exceeded the maximum site coverage of 95.1 m² (1024 ft²) section 8(b) in the Residential Large-Lot (RL) district of the Land Use Bylaw #415-08:

(b) The combined area of all accessory buildings on a lot shall not cover more than 95.1 m² (1024 ft²).

Carried

2014-19

DA 2014-03

Councillor Edwards moved application DA2014-03 be approved with the following conditions and informative:

CONDITIONS

1. That a secondary front yard setback waiver of 0.53 metres (1.75ft) be granted to allow a secondary front yard setback of 3.28 metres (10.75ft). The additional building setbacks for the duplex are to conform to the site plan submitted as part of the development application received February 13, 2014, 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 requirement a driveway be a minimum of

4.6 metres (15ft) from the intersection of two public roadways be granted a setback waiver of 1.3 metres (4.25ft) to allow the driveway of the south unit to be setback at 3.28 metres (10.75ft).

3. The applicant is responsible for completing the final building grade so drainage flows away from the buildings towards 3rd Street, but so as not to adversely affect the neighbouring lots.
4. The construction of the duplex shall be completed within 12 months from the date of issue of the 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. 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.
7. 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.
8. Each unit of the duplex shall be required to have a separate connection to the municipal water and wastewater system. Furthermore, 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 foundation of dwelling.

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.

Defeated

The MPC gave the following reason for refusing application DA2014-03:

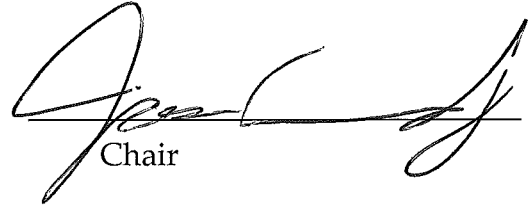
The resulting concentration of duplexes within the block was determined to be too great given the proximity to the

existing duplex. As such, the proposed development was deemed unsuitable.

2014-20 ADJOURN

Councillor Lewington moved to adjourn at 6:50 p.m.

Carried



Chair



Development Officer