



Village of Stirling

June 7, 2017

The Village of Stirling Council meeting held at the Stirling Community Centre on June 7, 2017. In attendance Mayor Nilsson, Councillors Bikman and Edwards, and CAO Selk. Councillor Lewington and Maynes were excused.

CALLED TO ORDER Mayor Nilsson called the meeting to order at 7:00 p.m.

2017-111 AGENDA Councillor Bikman moved to adopt the agenda adding item 5(b) Stirling Library Board Delegation.

Carried

PUBLIC HEARING – Mayor Nilsson opened the Public Hearing for Bylaw No. 472-17.

BYLAW NO. 472-17

LAND USE BYLAW Planner Bonnie Brunner provided a summary of Bylaw No. 472-17 and the proposed wording change for section 6(b) of the Land Use Districts regarding minimum setback requirements.

AMENDMENT

Mayor Nilsson opened the floor for public presentations.

Public Presentations:

- a) Rosemarie Jubb asked for a clarification on what a garden suite is.

Planner Brunner reviewed the definition of garden suite and provided an example.

- b) Greg West spoke about solar collector systems and asked if wind generation would be allowed.

Planner Brunner indicated there is no consideration for wind generation systems in the Land Use Bylaw and gave the rationale for not including it.

West discussed accessory structures and asked if Council was moving away from percent lot coverage in the size standard.

Planner Brunner explained the draft Bylaw amendment has a permitted accessory structure size and that larger accessory structures would then be a discretionary use and would go to the Municipal Planning Commission (MPC) for a decision.

West asked about round about driveways or the ability of 2 driveways on a property.

Planner Brunner explained the lot size standard were more

than one driveway would be permitted.

- c) Duane Schaufert discussed the proposed Discretionary Use approach for accessory structures.
- d) Warren Kennedy asked about residents using public laneways and the possibility of closing lanes and being purchased by adjacent land owners.
Planner Brunner indicated roadway and laneways are owned by Alberta Transportation or the Crown and not governed under the Land Use Bylaw.
- e) Bob Sansome asked if there was a maximum size for solar panels allowed within the community.
Planner Brunner reviewed the location standards for solar panels and indicated an application would be reviewed by the MPC on a case by case basis.
- f) Rhonda Smith asked about the size allowed for an accessory structure on skids or a non-permanent foundation.
Planner Brunner indicated the Land Use Bylaw would require permits for accessory structure over 144 ft² even if they are not on a permanent foundation.
- g) Anne Fry asked about temporary use of shipping containers.
Planner Brunner indicated the proposed bylaw would allow for temporary use permits to be issued and reviewed the standards for shipping containers.
Fry asked if shipping container would be required to be painted.
Planner Brunner indicated the standards say painting may be required.
Administrator Selk discussed Council receiving requests from the public to consider having temporary use of shipping containers in the Village and that Council is interested in the opinion of residents.
Councillor Edwards spoke about the reason shipping containers were prohibited in the current Land Use Bylaw and Councils wanting to know resident's thoughts about the proposed change.
- h) Doug Nielsen asked about solar panel systems being allowed to heat water for in the home.
Planner Brunner discussed the wording for the type of solar panels permitted.
- i) Drew Pitcher asked if "tiny homes" would be permitted under the new standards.
Administrator Selk indicated they would not be permitted as a home would need to be on a permanent foundation and

connected to municipal water and sewer services.

- j) Bern Richardson asked if Modular homes would still be permitted under the proposed changes to the Bylaw. Planner Brunner indicated they would still be a permitted use or discretionary use depending on the land use district.
- k) Lacey Young asked about the standards for modular and manufactured homes. Administrator Selk indicated a moved in modular or manufactured home must be new and never lived in. Planner Brunner indicated the Bylaw does not allow for any type of used single detached dwelling to be moved in to the community.
- l) Anne Fry asked about secondary suites and renting out rooms within a home and if a separate entrance access is required. Planner Brunner reviewed the definition for secondary suites which also includes requirements of Safety Codes and Building Code standards.
- m) Greg West discussed shipping containers and where they should be placed on a property.
- n) Rob Edwards asked about standards for accessory structures on Agricultural zoned properties and permitted verses discretionary use. Planner Brunner discussed size of accessory structures that are permitted. Administrator Selk reviewed the permitted and discretionary accessory uses in the Agricultural District.
- o) Bern Richardson asked about Modular homes being allowed in the Residential District. Planner Brunner indicated that Modular homes will still be allowed.
- p) Rhonda Smith discussed the size of accessory structures.
- q) Anne Fry spoke about the lack of commercial parcels in the Village and the possibility providing more. Councillor Edwards spoke about Council's priority of expanding commercial opportunities in the municipality. Edwards also indicated that the Village does not own any commercial parcels and cannot direct privately owned land.
- r) Greg West spoke about possible language to clarify the types of solar collector systems.

Written Submissions:

- a) Matthew Foss letter

Planner Brunner reviewed the questions from the Foss letter and provided clarification and answers.

Council discussed the draft Bylaw 472-17.

Mayor Nilsson asked the public gallery if there were any strong feelings about having a maximum size for accessory structures.

Rhonda Smith suggested possibly tying the maximum size to a percentage of lot coverage.

2017-112

Councillor Edwards moved to recess the Public Hearing for Bylaw No. 472-17 to June 21, 2017 at 7:00 p.m. during the regular Council meeting.

Carried

RECOGNITION

None

DELEGATION(S)

Fritz Hohn spoke about valve maintenance and claimed that while the public works foreman says he does it, he doesn't. Hohn presented pictures to Council showing valves in his neighbourhood that need to be repaired and replaced. Hohn also asked Council to read a paragraph from a letter he received from the Village dated January 14, 2016 which indicates he was served with a "Notice Not to Trespass" on the Village of Stirling Shop Yard Property. He indicated the letter did not need to be delivered by Peace Officers to his home.

Library Board Chair Suzanne Montague spoke to Council about the three summer student grants they received this year Province and Federal Government. Montague indicated they were in the process of forming a Society that would allow them to apply for 100% funding of summer students from the Federal Government. The Library Board asked Council to increase the Board budget by \$1952.00 to fund one of the summer student grants.

Council discussed the Library Board request for additional funding.

2017-113

Councillor Bikman moved to increase the Library Board 2017 operational budget by \$1952.00 to fund one of the summer student grants.

Carried

2017-114	<u>MINUTES</u>	Councillor Bikman moved to adopt the minutes of the May 17, 2017 Council Meeting.	Carried
2017-115	<u>ACCOUNTS PAYABLE</u>	Councillor Edwards moved to accept accounts payable cheque #20170371-20170411.	Carried
	<u>BYLAW NO. 472-17</u>	Council tabled Bylaw No. 472-17 to the June 21, 2017 Council meeting.	
	<u>BYLAW NO. 471-17</u>	Council discussed the written submission from Ryan Holt.	
		Mayor Nilsson indicated he was scheduling a meeting for the Animal Bylaw Review Committee to discuss the draft Bylaw and submission letters from the public.	
		Council tabled Bylaw No. 471-17 to the June 21, 2017 meeting.	
	<u>FORTIS LED LIGHT STREETLIGHT UPGRADE</u>	Administration presented the information from Fortis regarding the installation of the LED streetlights for Stirling.	
	<u>BYLAW NO. 464-16 APPENDIX B - AMENDMENT</u>	Administration discussed the proposed amendment to Appendix B of Bylaw No.464-16 to update the current Transfer Station Hours.	
2017-116		Councillor Edwards moved to amend appendix B as presented.	Carried
	<u>2017 CAPITAL BUDGET REVIEW</u>	Administration discussed the capital projects scheduled for 2017 and the need to purchase a smaller mower for the cemetery to assist with cutting around the trees and headstones. Administration indicated the Cemetery Society will consider contributing \$2000 towards the purchase with the remainder being funded through the Capital Budget.	
		Council indicated they support the joint purchase.	
2017-117	<u>CAO REPORT – JUNE 2017</u>	Councillor Edwards moved to accept the CAO Report for June 7, 2017.	Carried

ROUNDTABLE

Councillor Edwards nothing to report.

Mayor Nilsson nothing to report.

Councillor Bikman reported on the recent Library Board meeting.

2017-118 CLOSED SESSION

Mayor Nilsson moved to go into closed session at 8:30 p.m., as per section 16 of the *Freedom of Information and Protection of Privacy Act*.

Carried

2017-119

Councillor Bikman moved to come out of closed session at 9:14 p.m.

Carried

2017-120 EMPLOYEE
COLLECTIVE
AGREEMENT

Councillor Bikman moved to extend the Employee Agreement by one (1) year to December 31, 2018, as it is currently constituted.

Carried

2017-121 CORRESPONDENCE
AND ITEMS FOR
INFORMATION

Mayor Nilsson moved to accept the correspondence as information, as presented.

Carried

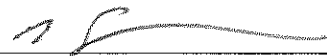
2017-122 ADJOURN

Councillor Bikman moved to adjourn at 9:17 p.m.

Carried



Mayor



CAO