



# Village of Stirling

May 3, 2017

The Village of Stirling Council meeting held at the Stirling Community Centre on May 3, 2017. In attendance Mayor Nilsson, Councillors Bikman, Edwards, Lewington and Maynes, CAO Selk and Planner Bonnie Brunner.

CALLED TO ORDER Mayor Nilsson called the meeting to order at 7:04 p.m.

2017-085 AGENDA Councillor Edwards moved to adopt the agenda adding item 8(f) AUC Stirling Wind Farm Application – Village Submission. Carried

PUBLIC HEARING Mayor Nilsson opened the Public Hearing for Bylaw No. 462-16, Bylaw No. 465-16 and Bylaw No. 466-16.

Planner Bonnie Brunner clarified the Public Hearing notice for each Bylaw No. and the corresponding legal land description. Planner Brunner noted a correction in report 8G-53, specifically that the bylaw numbers cited in section 1 and section 2 of the report need to be transposed and should read: 1. Bylaw No. 465-16 – That portion of lane on Plan 8210319 adjoining the north boundary of Lot 15-SR and the South boundaries of Lots 13 & 14, Block 31 within NE¼ Sec. 29, Twp. 6, Rge. 19, W4M; 2. Bylaw No. 462-16 – All that portion of the lane in Block 45 Plan 752J which lies north of the northern boundary of Irrigation Right of Way Plan IRR43 within SE¼ Sec. 29, Twp. 6, Rge. 19, W4M.

PUBLIC HEARING – ROAD CLOSURE BYLAW NO. 462-16 Councillor Bikman declared a pecuniary interest and left the meeting at 7:07 p.m.

Planner Bonnie Brunner presented report 8G-53 for Road Closure Bylaw No. 462-16 (section 2 of the report) and reviewed relevant sections of the Municipal Development Plan for consideration.

Written Submissions included in the report were letters from Dave and Virene French (adjacent landowners to bylaw No. 462-16) and Nathan Jensen (adjacent landowner to bylaw No. 466-16).

Brunner read additional written submissions into the record from Rhonda Smith, Cody Kapcsos, Dave and Virene French and Nathan Jensen.

Mayor Nilsson opened the floor for presentations from the Public.

- a) Dave French, adjacent landowner, expressed concern about the effect of the road closure on his property value and spoke about a stone lined well in the laneway which had been filled in for safety reasons.  
Councillor Edwards ask French about how he accesses the laneway on the west of his property.  
French indicated there is a gate in the fence for lane access.
- b) Rhonda Smith spoke about the need to retain laneways and have them be open for emergency vehicle access. Smith further indicated with discussion about adding secondary suites in the municipality the need for laneways access is more important.

Councillor Lewington discussed sections 1.5 and 5.1 of the Municipal Development Plan (MDP) and indicated that the potential lane closure would be consistent with both listed sections of the MDP. Councillor Lewington noted that emergency services had not indicated concern with the proposed closure.

Councillor Edwards asked Dave French to further clarify his concerns about need for lane access.  
French spoke about losing one of the current access points to his property.

Council further discussed Bylaw No. 462-16 and asked for clarification on the location of the Kipp Coulee Overlay and the development potential of adjacent Lots 3 and 4, Block 45, and noted that the lane closure would provide additional developable area for Lot 4.

2017-086

Councillor Lewington moved to close the Public Hearing for Bylaw No. 462-16.

Carried

Councillor Bikman returned to the Council meeting at 7:34 p.m.

PUBLIC HEARING –  
ROAD CLOSURE  
BYLAW NO. 465-16

Mayor Nilsson opened discussion for Bylaw No. 465-16.

Planner Bonnie Brunner presented report 8G-53 for Road Closure Bylaw No. 465-16 (section 1 of the report).

Mayor Nilsson opened the floor for presentations from the Public.

- a) Rhonda Smith asked for clarification about the possibility of the Post Office being able to build a new building on the lots if the South laneway is closed.

Planner Brunner indicated the lane closure would not effect the possibility of future improvements on the property.

2017-087

Councillor Edwards moved to close the Public Hearing for Bylaw No. 465-16.

Carried

PUBLIC HEARING –  
ROAD CLOSURE  
BYLAW NO. 466-16

Mayor Nilsson opened discussion for Bylaw No. 466-16.

Planner Brunner presented report 8G-53 for Road Closure Bylaw No. 466-16 (section 3 of the report) and noted that the public comments read into the record for Bylaw 462-16 stand.

Councillor Edwards asked Planner Brunner if Alberta Transportation takes into account the fact that the roadway is undeveloped when providing feedback about the proposed closure.

Planner Brunner indicated that it is likely not considered, as it serves as a public right-of-way regardless of whether or not it is constructed.

Councillor Maynes asked if the request from Fortis to have an easement covering the entire portion of the new parcel would stop someone from building on the property.

Planner Brunner indicated that they would have to get permission from Fortis to develop in the utility right-of-way.

Mayor Nilsson opened the floor for presentations from the Public.

- a) Nathan Jensen, adjacent landowner, spoke about his need for access off the undeveloped roadway to access the gate for his fenced area on the North side of his house and that there is an access point to the rear of his property on the North. Jensen also spoke about his plan to construct a shop on the east part of his lot and that the best access would be off the undeveloped roadway.

Councillor Lewington spoke about inviting the applicant to the next meeting to address the possible concerns.

Council further discussed Bylaw No. 466-16 and the effects of the closure on the adjacent property owner.

2017-088

Councillor Edwards moved to recess the Public Hearing for Bylaw No. 466-16 to May 17, 2017 at 7:00 p.m. during the regular Council meeting.

Carried

Council directed Administration to invite Mr. Barton the Public Hearing.

RECOGNITION

Council recognizes organizers and participants of the School Play and all the volunteers who made "School of Rock" a success.

2017-089

MINUTES

Councillor Edwards moved to adopt the minutes of the April 19, 2017 Council Meeting.

Carried

2017-090

ACCOUNTS  
PAYABLE

Councillor Bikman moved to accept accounts payable cheque #20170287-20170319.

Carried

BYLAW NO. 471-17 –  
ANIMAL CONTROL  
BYLAW

Administration presented draft Bylaw No. 471-17.

Council discussed moving the item to the next meeting.

2017-091

Mayor Nilsson moved to table the item to the May 17, 2017 meeting.

Carried

OFF LEASH-DOG  
PARK

Councillor Lewington indicated he was asked by a resident to look at the possibility of an off-leash dog park.

Council discussed possible locations and the capital cost implications.

Councillor Bikman declared a pecuniary interest and left the meeting at 8:08 p.m.

BYLAW NO. 462-16 -  
ROAD CLOSURE  
BYLAW

Councillor Edwards indicated he was not concerned about the Stirling's historic designation being affected by closing the lane or access concerns, as the adjacent land has alternative access off of developed 2<sup>nd</sup> Street and 6<sup>th</sup> Avenue.

Councillor Lewington indicated he was not concerned about the lane closure, as the adjacent lot retains principal access from the adjacent municipal roads, effects on emergency services, or that it would be in conflict with the MDP.

Councillor Maynes indicated he was not concerned about the closure being in conflict with the MDP.

Mayor Nilsson indicated he felt the lane closure would allow for infill and development of a home which would lead to increased tax revenue for the municipality.

Councillor Edwards asked Planner Bonnie Brunner about the next steps and the process for the closure of the laneway.

Planner Brunner indicated that a motion would be required to move forward and prepare the necessary documents that would need to be forwarded to the Minister of Transportation and then to land titles.

2017-092

Councillor Lewington moved to proceed with the Road Closure Application Bylaw No. 462-16 and prepare and forward the necessary documentation to Minister of Transportation for consideration for approval.

Carried

Councillor Bikman returned to the Council meeting at 8:14 p.m.

BYLAW NO. 465-16 -  
ROAD CLOSURE  
BYLAW

Council discussed the lane closure and the unanimous consensus was to move forward.

2017-093

Councillor Edwards moved to proceed with the Road Closure Application Bylaw No. 465-16 and prepare and forward the necessary documentation to Minister of Transportation for consideration for approval.

Carried

AUC STIRLING  
WIND FARM  
APPLICATION –  
VILLAGE  
SUBMISSION

Planner Brunner indicated that the AUC is the decision-making body for all wind generation projects. Brunner further indicated that while the project may be in the County of Warner the AUC can overrule any recommendation from the County.

Council discussed the letter of concern sent to Greengate if they had addressed all the items.

Council discussed sending a letter to the AUC outlining the original letter sent to Greengate and that some of the concerns had not formally be addressed.

2017-094

Councillor Edwards moved to direct Administration to prepare a letter to be forwarded to the AUC outlining the engagement process with Greengate.

Carried

2017-095

CAO REPORT –  
MAY 2017

Councillor Bikman moved to accept the CAO Report for May 3, 2017.

Carried

ROUNDTABLE

Councillor Maynes reported on the Water Commission meeting and the decision to continue with the testing of the source water at the Ridge Reservoir. He indicated the Ridge Reservoir would be lower again this year.

Councillor Lewington reported the Raymond Lodge was now officially approved and has been turned over to the Seniors Housing Authority and that the project will include a land swap with the Town of Raymond.

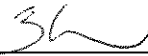
Mayor Nilsson discussed the recent 4 Mayor Meeting including the groups desire to appoint an Executive Position for the Chief Mountain Solid Waste Commission. Nilsson asked Councillor Maynes to bring forward the recommendation to the group. He also spoke about the School Modernization Fundraising committee's recent meeting with the Seniors Club.

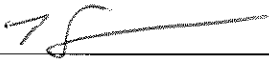
Councillor Edwards nothing to report.

Councillor Bikman discussed the recent Library Board meeting and that they have invited Anne Fry to come help with starting a

Library Society.

- 2017-096 CLOSED SESSION Mayor Nilsson moved to go into closed session at 8:37 p.m., as per section 16 of the *Freedom of Information and Protection of Privacy Act*.  
Carried
- 2017-097 Councillor Bikman moved to come out of closed session at 8:48 p.m.  
Carried
- 2017-098 CORRESPONDENCE AND ITEMS FOR INFORMATION Mayor Nilsson moved to accept the correspondence as information, as presented.  
Carried
- 2017-099 ADJOURN Councillor Bikman moved to adjourn at 8:49 p.m.  
Carried

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
CAO