

Village of Stirling Municipal Planning Commission Meeting Minutes

March 6, 2019

The meeting of the Municipal Planning Commission of the Village of Stirling was held in the council chambers in the Stirling Community Centre on Wednesday, March 6, 2019, commencing at 6:00 p.m.

IN ATTENDANCE

Mayor Trevor Lewington, Councillors Robert Edwards, Matthew Foss, and Kevin Nelson.

Development Officer, Bonnie Brunner
Administrative Assistant, Aletta Lightfoot

CALL TO ORDER

The Meeting was called to order at 6:02 p.m.

ACCEPTANCE OF AGENDA

2019-001 MOVED by Mayor Lewington that the agenda be adopted.

APPROVAL OF MINUTES

2019-002 MOVED by Councillor Foss that the minutes of the Municipal Planning Commission held December 12, 2018 to be adopted.

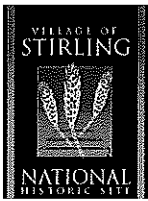
CARRIED

ITEMS FOR DISCUSSION

DA 2019-01 – Waiver Request

Development Officer Bonnie Brunner presented a report on Development Application DA 2019-01.

Applicant Submission: Huckvale LLP
Written Submissions: None.
Public Presentations: None.
Rebuttal: None.



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Councillor Larry Nilsson arrived at 6:10 p.m.

DA 2019-02 – Accessory Building Variance Request

Development Officer Bonnie Brunner presented a report on Development Application DA 2019-02.

Applicant Submission: Pieter Klaasse
Written Submissions: None.
Public Presentations: None.
Rebuttal: None.

LUB Amendment Discussion Items

Administrative Matters:

- Amendments to the administrative section of the Land Use Bylaw are necessary for compliance with the amended Municipal Government Act.

Solar Collector Systems:

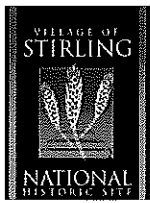
- Discussed the possibility of:
 - o Re-zoning area for ground mount system as Public
 - o Re-zoning the Soccer Field as Public
 - o Roof mounted solar installation to be moved to Permitted Use
 - o Including solar collector industrial systems as a Discretionary Use in the Agricultural District

Cannabis Retail Sales and Production Facilities

- Currently only one commercially zoned property could meet the minimum 100 metre setback from the school property prescribed in the Gaming, Liquor and Cannabis Regulation.
- Discussed expanding the setback to 300 metres and establishing the use as Discretionary in the Commercial District.
- Discussed not including a separate use for a cannabis production facility, as the use can be accommodated under the intensive horticultural operations use in the Agricultural District.

2019-003

MOVED by Councillor Foss that the Commission authorize Development Officer Bonnie Brunner to prepare draft amendments to the Land Use Bylaw with respect to the administrative matters for compliance with the Municipal Government Act, solar collector systems and cannabis retail sales for consideration of Council.



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Councillor Edwards closed the public portion of the meeting

2019-004 MOVED by Councillor Nilsson that the Commission approve Development Application 2019-01 and to have Development Officer Bonnie Brunner issue a notice of decision/development permit subject to the following conditions:

1. The development is to conform to the approved site plan submitted as part of the development application dated January 28, 2019. A variance is granted to the front yard setback to allow the attached deck to be located a minimum of 5.9 metres (19.4 ft) from the east property line.
2. The applicant is responsible for completing the final grade so drainage flows away from the attached deck but so as not to adversely affect the neighbouring lots. Run-off must be retained on site and/or directed toward 4A Street so as to not adversely affect the neighbouring lots.
3. The applicant is responsible for obtaining a building permit and any other applicable safety codes permits from the designated safety codes officer.

Informative:

1. The applicant must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.

CARRIED

2019-005 MOVED by Councillor Nelson that the Commission approve Development Application 2019-02 and to have Development Officer Bonnie Brunner issue a notice of decision/development permit subject to the following conditions:

1. The development is to conform to the approved site plan submitted as part of the development application dated February 18, 2019. A variance is granted to the site coverage footprint requirement and maximum height requirement to allow construction of the 1,440 ft² accessory building not to exceed 16 ft in height.
2. The applicant is responsible for completing the final grade so drainage flows away from the accessory building but so as not to adversely affect the neighbouring land, including the undeveloped road allowances.
3. Construction of the accessory building, including exterior finishes, is to be completed within 12 months from the date of issue of this development permit.
4. All refuse on the construction site shall be property screened or placed in an approved enclosure until removed for disposal. Construction waste is not allowed to be taken to the Village Transfer Station.
5. The applicant is responsible for obtaining a building permit prior to commencement of construction and any other applicable safety codes permits from the designated safety codes officer.



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Informative:

2. The applicant must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.
3. Temporary use of a shipping container for site storage while construction takes place requires a development permit in accordance with the Land Use Bylaw.
4. The accessory building is located within the Kipp Coulee Area Overlay and may be subject to seasonal flooding and potential flood damage. Development of the accessory building within the Kipp Coulee Area Overlay is at the applicant's risk and approval of the development permit shall not create liability on the part of, or a cause of action against the Municipal Planning Commission or Village of Stirling for any flood damages that may result. The applicant may wish to consult with an engineer regarding flood mitigation design measures; any resultant alteration to the building design that increases the building height or footprint will require a new development permit approval. Alteration of natural drainage and drainage courses requires approval by Alberta Environment and Parks.

CARRIED

ADJOURNMENT

2019-006 MOVED by Councillor Nilsson that the agenda matters have been concluded and that the meeting be adjourned at 6:46 p.m.

CARRIED

These minutes to be approved on the 5th day of June 2019.

A handwritten signature in black ink, appearing to read "Robert Edwards".

Chair – Robert Edwards

A handwritten signature in black ink, appearing to read "Bonnie Brunner".

Development Officer – Bonnie Brunner