



## Village of Stirling Meeting Minutes

July 7, 2021 - Municipal Planning Commission - 06:00 PM

The meeting of the Municipal Planning Commission of the Village of Stirling was held in the Council Chambers, located at Stirling Community Centre/Lions Hall at 409 - 2 Street, on Wednesday, July 7, 2021, commencing at 6:00pm.

### IN ATTENDANCE

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

ORRSC Senior Planner, Bonnie Brunner  
ORRSC Assistant Planner, Hailey Winder

Development Officer, Scott Donselaar  
Municipal Clerk, Aletta Lightfoot

Zoom Link: <https://us02web.zoom.us/j/9903457718?pwd=aVVvV3JOYWkzK0hLWGFQaFhCVHIOZz09>

**1. MPC Meeting – Call Meeting to Order**

The Municipal Planning Commission was called to order at 6:00 p.m.

2021-004

**2. Adoption of Agenda**

**Moved By:** Mayor Lewington

That the agenda be adopted as presented.

Carried

2021-005

**3. Minutes From April 7, 2021**

**Moved By:** Councillor Nilsson

That the Minutes of the Municipal Planning Commission held April 7, 2021 to be adopted as presented.

Carried

**3.1 Business Arising from the Minutes**

None.

**4. Items for Discussion**

2021-006

**4.1 Don Snell**

**Moved By:** Councillor Foss

That the Commission approve the secondary suite and deny the setback waiver for Development Application DA05-21 and have Development Officer Scott Donselaar issue a notice of the decisions:

In the matter respecting the *development of a detached single-family dwelling with a secondary suite* on Lot 15, Block 34, Plan 2010803 Stirling (as further described in Application No. DA05-21), the request has been **APPROVED** and the following is hereby issued to Donald Snell:

1. The development shall conform to all Land Use Bylaw 415-08, specifically Schedule 2 Residential-R and Schedule 5 Development Standards and all applicable sections therein.
2. All applicable building permits and safety codes permits, and approvals shall be obtained prior to commencement of construction. These can be acquired by contacting Park Enterprises at 403-329-3747.
3. The dwelling shall conform to all setback requirements as per Schedule 2 Residential-R.
4. The final building grade shall be such that drainage flows away from the building and does not adversely affect the neighbouring lots. Lot drainage must be maintained on the property or directed towards the street.
5. The construction of the dwelling, including exterior finishes is to be completed within 12 months from the date of issue of this development permit.
6. The dwelling is required to connect to the municipal water and wastewater system. The developer is required to pay for all the costs associated with the required connections. The developer is required to purchase and install a Village approved water meter with radio frequency readout, which must be obtained from the Village.
7. In accordance with Provincial legislation, storm and surface water cannot be placed in the sanitary sewer collection system. This includes weeping tile around the foundation of the dwelling.
8. Prior to commencement of construction the developer is required to contact the Village at 403-756-3379 to determine sanitary sewer service grades and elevations. The developer is responsible for installation and costs of sewer and water lines from the property line to the dwelling and must obtain approval for the size from the Village engineer prior to commencement of construction.

#### Informative

1. The applicant must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.
2. Temporary use of a shipping container for site storage while construction takes place requires a development permit in accordance with the Land Use Bylaw.

In the matter of the development of property located at Lot 15, Block 34, Plan 2010803 the *request for a 7-foot variance to the west (secondary front) set back* has been **REFUSED** for the following reason:

1. The variance would locate the dwelling at an unreasonable proximity to the future roadway.

Carried

2021-007

#### 4.2 Subdivision Referral 2021-0-099 - Zobell

**Moved By:** Councillor Nilsson

That the Commission approve the subdivision of Lot 17, Block 34, Plan 2010803 within SE1/4 29-6-19-W4M (Certificate of Title No. 211 094 963), to create two residential lots of 0.19± acres (0.08± ha) from a vacant 0.38± acre (0.15± ha) parcel; BE **APPROVED** subject to the following conditions:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Village of Stirling.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Village of Stirling which shall be registered concurrently with the final plan against the title(s) being created.
3. That an engineered drainage plan is submitted and deemed acceptable by the Subdivision Authority, to indicate the drainage patterns and how run-off will be addressed and accompanying drainage easements and agreements as required by the municipality registered with the final plan

of subdivision.

Reasons:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. With the conditions of subdivision, the concerns of the adjacent landowner regarding drainage will be adequately addressed.

Carried

2021-008

5. **Adjournment**

**Moved By:** Mayor Lewington

That the agenda matters have been concluded and that the meeting be adjourned at 6:29 p.m.

Carried

These minutes to be approved on the 11th day of August, 2021.



Chair - Robert Edwards



CAO Scott Donselaar