

Municipal Planning Commission

November 7, 2018

The Village of Stirling MPC meeting was held at the Stirling Community Centre on, November 7, 2018. In attendance were Mayor Trevor Lewington, Councillors Robert Edwards, Matthew Foss, Kevin Nelson and Larry Nilsson, Development Officer Mike Selk and Planner Bonnie Brunner.

CALLED TO ORDER Councillor Edwards called the meeting to order at 6:00 p.m.

2018-35 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2018-36 MINUTES Councillor Nilsson moved to adopt the minutes of the September 5, 2018 MPC Meeting. Carried

DA2018-17 – FRONT YARD SETBACK VARIANCE Development Officer Mike Selk presented a report on Development Permit application DA2018-17.

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

DA2018-18 – DISCRETIONARY USE - SOLAR COLLECTOR HOUSEHOLD SYSTEM Development Officer Mike Selk presented a report on Development Permit application DA2018-18.

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

DA2018-19 – DISCRETIONARY - USE MEDICAL DENTAL OFFICE/ PHARMACY RETAIL AND PHYSIOTHERAPY Development Officer Mike Selk presented a report on Development Permit application DA2018-19.

Applicant Submission: Jim Seely spoke about:

- The clinic being a benefit to the community.
- A full-time doctor to be practicing before a pharmacy will be opened.
- Bruce Stewart is the Physiotherapist.
- Massage and chiropractor to be implemented.
- Discussion of paving in front of homes to the West of the clinic.

Written Submissions:

- Letter from Clarisse Jones and Angelia Gedrasik.

Public Presentations: None

Rebuttal: None.

Councillor Edwards closed the public portion of the meeting.

2018-37 DA2018-17 – FRONT
YARD SETBACK
VARIANCE

Councillor Lewington moved to approve Development Permit Application DA2018-17 with the following condition:

Condition:

1. A building East secondary front yard setback waiver of 2.51 m (8.2 ft) to bring the existing dwelling into compliance is approved.

Carried

2018-38 DA2018-18 –
DISCRETIONARY
USE - SOLAR
COLLECTOR
HOUSEHOLD
SYSTEM

Councillor Foss moved to approve Development Permit Application DA2018-18 with the following conditions and informative:

Conditions:

1. The applicant shall be responsible for complying with the Micro-Generation Regulation and obtaining required approvals and authorizations from the Alberta Utilities Commission, the wires service provider/wire owner, and retail provider, as applicable.
2. All applicable building permits and safety codes permits, and approvals shall be obtained prior to commencement of construction.
3. The construction of the Solar Collector Household System shall be completed within 12 months from the date of issue of this development permit.
4. 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.

Informative:

1. The applicant must contact Alberta One Call (1800-242-3447) 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.

Carried

DA2018-19 –
DISCRETIONARY -
USE MEDICAL
DENTAL OFFICE/
PHARMACY
RETAIL AND
PHYSIOTHERAPY

Councillor Nilsson moved to approve Development Permit Application DA2018-19 with the following conditions and informative:

Conditions:

1. The development is to conform the approved floor/site plan attached.
2. The gravel portion of the 4th Avenue boulevard located in front of the subject property shall be paved at the applicant's cost to a standard acceptable to the Village of Stirling for the purpose of accommodating on-street parking.
3. On-street parking stalls shall be delineated within the 4th Avenue boulevard with white striping in accordance with Schedule 6 of the Village of Stirling Land Use Bylaw at the applicant's cost across the frontage of the subject property, commencing at the western property line and extending eastward for a distance of 25 metres, as illustrated in the attached diagram. A parking plan illustrating the parking stalls shall be submitted for approval by the Village prior to commencement of operation.
4. The applicant shall enter into a development agreement with the Village of Stirling with respect to conditions number 2 and 3 prior to commencement of operation of the business. The development agreement may be registered on title in accordance with the Municipal Government Act and the applicant may be required to provide security in a manner acceptable to the municipality.
5. Staff parking shall be prohibited in front of residential properties located on 4th Avenue and 3rd Street.
6. The applicant is responsible for obtaining any applicable Safety Codes Permits, Health Permits and any other applicable Provincial or Federal permits and approvals prior to commencing operation.
7. All refuse/garbage from the business shall be kept in suitably sized containers or permanent enclosure and effectively screened from public view.
8. All refuse/garbage associated with renovation of the existing building shall be properly screened or placed in an approved enclosure until removed for disposal.

Informative:

1. The Municipal Planning Commission has waived the required twenty-five (25) off-street parking spaces, allowing for on-street parking for customers and staff subject to the conditions of this development permit.

2. The Municipal Planning Commission has waived the required one (1) off-street loading area, allowing for on-street parking for business deliveries.
3. The applicant is advised, this development permit does not include approval of business signage. A separate development permit approval is required for signage.
4. According to the Land Use Bylaw, Shipping Containers Temporary are a discretionary use; therefore, a temporary use permit must be applied for prior to being used as site storage while construction takes place.

Carried

2018-40 ADJOURN

Councillor Lewington moved to adjourn at 6:54 p.m.

Carried

Chair

Development Officer