

Municipal Planning Commission

June 20, 2012

The Village of Stirling MPC meeting was held at the Stirling Community Centre on June 20, 2012. In attendance were Councillors Maynes and Tanner, CAO Barton, Assistant CAO Mike Selk, ORRSC Planner Bonnie Brunner and ORRSC Intern Planner Breelyn Gray.

- CALLED TO ORDER Councillor Maynes called the meeting to order at 5:00 pm.
- 2012-16 AGENDA Councillor Tanner moved to adopt the agenda. Carried
- 2012-17 MINUTES Councillor Tanner moved to adopt the minutes of the June 6, 2012 MPC Meeting. Carried
- DA2012-09 HOME OCCUPATION – STIRLING HAUNTED MANSION ORRSC Planner Bonnie Brunner presented information about the home occupation requirement from the Land Use Bylaw 415-08.
- 2012-18 Councillor Tanner moved to deny the application for home occupation due to the following reasons:
1. Due to the scale of the operation, the Municipal Planning Commission is of the opinion that the use cannot be classified as a home occupation, as it does not comply with the intent and standards of Schedule 8. The development permit shall be refused in accordance with section 9 of the Land Use Bylaw, which states, “A land use not listed as a permitted, discretionary or deemed similar in nature to a use in a district is prohibited and shall be refused.”
 2. The development does not comply with the following Home Occupation standards in Schedule 8, section 2:
 - e) A home occupation may be approved if the Municipal Planning Commission decides the use will not:

- (i) materially interfere with or affect the use, enjoyment or value of neighbouring properties;
- (ii) include any activity or house any material readily discernible, under normal public scrutiny, from abutting or adjoining lands or roadways;
- (iii) result in a variation or change in the external appearance of the dwelling, ancillary residential building or land;
- (iv) produce any offensive noise, vibration, electrical interference, dust, noise, odours, heat or glare or other nuisance discernible beyond the lot boundaries;
- (vi) substantially: change the fire rating of the structure or premises upon which it is located;
- (vii) involve the outdoor storage or display of goods or equipment;
- (viii) generate more vehicular or pedestrian traffic and vehicular parking than normal within the immediate neighbourhood;
- (xi) erect an advertising sign other than a Municipal Planning Commission approved name plate not exceeding 0.09 m² (1 ft²) or such greater size as deemed appropriate, attached to the residence.

The Municipal Planning Commission has decided based on the scale and commercial nature of the operation that the use does not comply with the stated standards and the residential nature of the district.

3. Two home occupations for a bed and breakfast and railway have been approved at this site. Unless otherwise allowed by the Municipal Planning Commission, not more than one home occupation may be approved for any one dwelling or location (Schedule 8, section 2(b)). The Municipal

Planning Commission is of the opinion that approval of an additional home occupation at this site would compound the intensity of development, thereby exceeding the intent and standards for home occupations within the residential district.

Carried

2012-19 ADJOURN

Councillor Maynes moved to adjourn at 5:45 pm.

Carried

Chair

Development Officer