

Municipal Planning Commission

July 9, 2014

The Village of Stirling MPC meeting was held at the Stirling Community Centre on July 9, 2014. In attendance were Mayor Nilsson, Councillors Bikman, Edwards and Lewington, Development Officer Mike Selk and ORRSC Planner Bonnie Brunner. Councillor Maynes was excused.

CALLED TO ORDER Councillor Edwards called the meeting to order at 7:05 p.m.

2014-42 AGENDA Councillor Lewington moved to adopt the agenda. Carried

2014-43 MINUTES Mayor Nilsson moved to adopt the minutes of the June 4, 2014 MPC Meeting. Carried

DA 2014-14 ORRSC Planner Bonnie Brunner presented information about the application to install above a ground fuel tank and remove existing fuel tanks/island on Commercial property Lot 9, Block 31, Plan 891 1841.

Written Development Officer report submitted.

Applicant Rob Edwards spoke about the need for the old tanks to be removed as they are 35 years old. He spoke about the process and approvals he has from the Petroleum Tank Management Association of Alberta (PTMAA) to remove old tanks and install the new above ground tank. Edwards also indicated they had done soil tests which showed conditions seem to be ok and they expect the improvements to take a few weeks. He also told the MPC he did not agree with the recommendation requiring he enter into a Development Agreement with the Village for lane improvements.

Public:

1. Bonnie Soltys indicated the lane improvement should be a Village responsibility.

Rebuttal: Applicant Rob Edwards indicated he had nothing further to add.

DA 2014-13

Development Officer Mike Selk presented information about Development Permit application DA2014-13 for a discretionary use Restaurant and request for off-street parking waiver.

Written Development Officer report submitted.

Applicant Laraine Dean indicated her plan is to run a small restaurant which will be open from 7:00 a.m. to 7:00 p.m. She explained the restaurant will have no grease cooking. Dean asked if she wanted to change her hour of operation is she would have to apply through this process. She further indicated she would like to have a picnic table in the front grass area for customers.

Public:

1. Bonnie Soltys spoke about the possibility of having deliveries at the rear of the building.

Rebuttal: Applicant Laraine Dean indicated she had nothing further to add.

Councillor Edwards closed the public portion of the meeting.

2014-44 DA 2014-13

Councillor Lewington moved to approve the application with the following conditions and informative:

CONDITIONS

1. The eating area is approved to a max of 396 ft².
2. All staff parking must be accommodated off-street at rear of property.
3. A waiver has been granted to the off-street parking requirement for customer parking and may be accommodated in the public boulevard.
4. The loading area shall be provided in such a manner that it will not interfere with convenient and safe pedestrian movement.
5. 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.
6. All refuse/garbage from the restaurant shall be properly placed in an approved enclosure until removed for disposal.

INFORMATIVE

1. MPC has waived off street parking for customers but not

for staff. All staff parking must be accommodated off street at rear of property.

2. Placement of a picnic table in the front yard is permitted without a development permit. However use of the front yard as a patio area for service would require development permit approval.

Carried

2014-45 DA 2014-14

Councillor Lewington moved to approve the application with the following conditions and informative:

CONDITIONS

1. The installation of the fuel tank shall conform to the site plan submitted as part of the development application received June 30, 2014, in compliance with the Village of Stirling Land Use Bylaw No. 415-08.
2. The applicant shall enter into a Development Agreement with the Village of Stirling for the improvement to the lanes required to give access to the property. A caveat under the Land Titles Act in respect of the agreement may be registered against the certificate of title for the land that is the subject of the development.
3. The applicant is responsible for obtaining a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
4. The applicant shall obtain approvals required by the Petroleum Tank Management Association of Alberta (PTMAA) and meet any standards required prior to commencement.
5. The applicant is responsible for obtaining any applicable Provincial or Federal permits and approvals prior to commencing the development, including but not limited to any permits and approvals required by Alberta Environment.
6. The construction and installation of the tank shall be completed within 12 months from the date of issue of the development permit.
7. 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 (1-800-242-

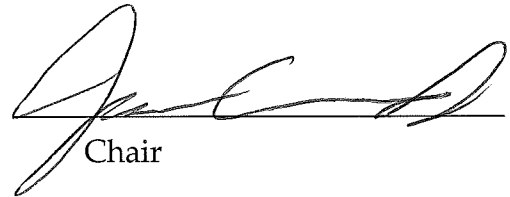
- 3447) to locate any utility lines prior to commencement.
2. According to the Land Use Bylaw, shipping containers are a "prohibited use;" therefore, they are NOT allowed to be used as site storage while construction takes place.

Carried

2014-46 ADJOURN

Councillor Bikman moved to adjourn at 8:00 p.m.

Carried



Chair



Development Officer