

Municipal Planning Commission

April 2, 2014

The Village of Stirling MPC meeting was held at the Stirling Community Centre on April 2, 2014. In attendance were Mayor Nilsson, Councillors Bikman, Edwards and Maynes, Development Officer Mike Selk and ORRSC Planner Bonnie Brunner. Councillor Lewington was excused.

CALLED TO ORDER Councillor Edwards called the meeting to order at 5:00 p.m.

2014-21 AGENDA Councillor Bikman moved to adopt the agenda. Carried

2014-22 MINUTES Mayor Nilsson moved to adopt the minutes of the March 5, 2014 MPC Meeting. Carried

DA 2014-05 Development Officer Mike Selk presented a history about applications made over the last 2-years as well as decisions made and actions taken at the property.

ORRSC Planner Bonnie Brunner addressed possible waivers that could be required if the application is approved. They would include a waiver for display signage and a waiver for the front yard maze fence.

Applicant Richard Reimer read a letter outlining the proposed business including: business activities, onsite boulevard parking, season of operation and their pricing structure to control attendance. He gave a history of how the property has been used in the past. Reimer told the MPC the Haunted House business fits completely within the Home Occupation Major category of the Land Use Bylaw. He also spoke about the future outlook of the business. Reimer talked about plans to expand the business operations in the off season including: more off season visitors and more summer tourists.

Public:

Chris Johnson spoke in opposition to the application. He asked the MPC why one of the members was absent.

MPC Chair Councillor Edwards indicated Councillor

Lewington asked to be recused from the vote and decided not to attend the application hearing.

Chris Johnson summarized his written presentation to Council. He indicated he is opposed to the application stating it clearly exceeds the Home Occupation standards listed in schedule 8 of the Land Use Bylaw.

Sandra Nelson spoke in opposition to the application and told the MPC the application should be denied. She indicated the Land Use Bylaw clearly states the parameters of a Home Occupation and that the application exceeds the parameters of the Bylaw. Nelson asked the Commission to protect property owners and uphold the Bylaw.

Ty Stef spoke in opposition to the application. She indicated the application does not meet the standards of the Home Occupation section of the Land Use Bylaw. Stef also spoke about 2 recent Development Applications which were denied by upholding the Land Use Bylaw.

Larry Varty spoke in opposition to the application. He indicated rights of other residents have to be protected by Schedule 8 of the Land Use Bylaw. Varty said the Commission is duty bound to refuse application by following Schedule 8.

Christine Lewington spoke in opposition to the application and indicated that in her opinion and interpretation the application does not meet the requirements of the Land Use Bylaw. She spoke about the applicants' plans to continue to expand the business and run it though the whole year. Lewington said this falls outside of a Home Occupation and is a commercial business.

A letter from Ray and Rhonda Smith was submitted.

A letter from Doug Cooper was submitted.

MPC Chair Councillor Edwards asked if anyone from the floor wanted to speak.

ORRSC Planner Bonnie Brunner addressed some concerns brought up by presenters regarding the applicants' previous permits. She indicated no changes have been made so they stand and that they do not need to be renewed annually.

John Ellingson asked if the bylaw was changed to accommodate the Haunted House would everyone be happy. He also talked about Robert's Rules of Order.

Rebuttal: Applicant Richard and Glory Reimer addressed some of the points brought up by the public.

Richard Reimer showed a copy of a 2011 business license he had for the Haunted House.

Glory Reimer indicated their Bed and Breakfast permit could be scrapped if they get approval of this application and are issued a development permit.

Richard said it would be wrong to deny this application because of 2 weeks in October.

Development Officer Mike Selk explained the difference between a development permit and a business license. Selk indicated a development permit is required prior development activities on a property.

Mayor Nilsson told the applicants that there are a lot of people here with legitimate concerns. Nilsson then asked the Reimers; how do they address these concerns?

Richard Reimer indicated the main part of the business is just a few weeks of inconvenience for neighbours and 1-3 cars a day during most of the year. He added that their enjoyment of their property is running a haunted house.

MPC Chair Councillor Edwards ended submissions for Application DA 2014-05.

- | | | | |
|---------|---|---|---------|
| 2014-23 | <u>LOT 7-8, BLOCK 29,</u> <u>PLAN 752J</u> <u>BUSINESS ACTIVITY</u> | Councillor Maynes moved to table the item to the next MPC meeting. | Carried |
| | <u>DA 2014-05</u> | ORRSC Planner Bonnie Brunner spoke about possible options for the MPC in making a decision. | |
| 2014-24 | | Councillor Edwards moved to close the public portion of the meeting. | Carried |

2014-25

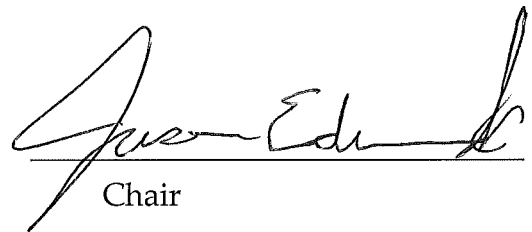
Councillor Bikman moved to table item DA 2014-05 to April 7, 2014 at 8:00 p.m.

Carried

2014-26 ADJOURN

Councillor Bikman moved to adjourn at 7:01 p.m.

Carried



Chair



Development Officer