

Municipal Planning Commission

April 7, 2014

The Village of Stirling MPC meeting was held at the Stirling Community Centre on April 7, 2014. In attendance were Mayor Nilsson, Councillors Bikman, Edwards, Lewington 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 8:00 p.m.

2014-27 AGENDA Councillor Maynes moved to adopt the agenda. Carried

2014-28 MINUTES Councillor Bikman moved to adopt the minutes of the April 2, 2014 MPC Meeting. Carried

2014-29 DA 2014-05 Councillor Maynes moved to deny application DA2014-05 with the following reasons:

1. The number of customer visits and volunteers/employees exceeds the intent of a small-scale home occupation and is not consistent with the residential nature of the area and district. The scale of the development is more of a commercial use and, as such, is inconsistent with the intent of home occupations in section 1, Schedule 8, which states, "The intent of this schedule is to provide regulations respecting Home Occupations, as defined, in accordance with the following objectives: (a) to protect residential areas and districts from incompatible non-residential land uses; and (b) to ensure that commercial and industrial/business uses are located in appropriate districts."
2. The scale of the development is not consistent with the General Standard in section 4(b), Schedule 8, which states that "A home occupation shall be incidental and subordinate to the residential use of the dwelling and shall not change the external appearance or character of the dwelling, accessory building or land."
3. The development does not comply with the following Home Occupation General Standards in section 4(c), Schedule 8:
(c) A home occupation shall not be permitted if the Development Authority decides the use will:

- (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;
- (v) change the fire rating of the structure or premises upon which it is located;
- (vii) generate more vehicular or pedestrian traffic and more vehicular parking than normal within the immediate neighbourhood.

Carried

LOT 7-8, BLOCK 29,
PLAN 752]
BUSINESS
ACTIVITY

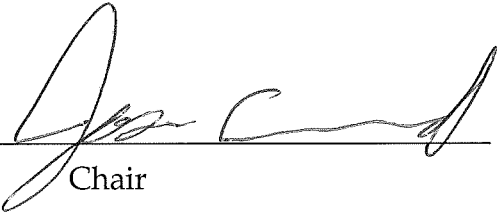
The MPC did not discuss this item at this time.

2014-30

ADJOURN

Mayor Nilsson moved to adjourn at 10:25 p.m.

Carried


Chair


Development Officer