



STIRLING
Village of Stirling
Meeting Minutes

August 21, 2024 - Municipal Planning Commission - 06:00 PM

The meeting of the Municipal Planning Commission of the Village of Stirling was held in the Council Chambers, located at Stirling Community Centre/Lions Hall at 409 - 2 Street, on Wednesday, August 21, 2024, commencing at 6:00 p.m.

IN ATTENDANCE

Commission Chair Matthew Foss, Mayor Lewington, Deputy Mayor Larry Nilsson, Councillors Gary Bikman, and Justin Davis

Oldman River Regional Services Commission (ORRSC) Senior Planner, Bonnie Brunner
Development Officer, Scott Donselaar
Municipal Clerk, Aletta Lightfoot

1. MPC Meeting – Call Meeting to Order

The Meeting was called to order at 6:02 p.m.

2024-028

2. Adoption of Agenda

Moved By: Deputy Mayor Nilsson

That the agenda be adopted as presented.

Carried

2024-029

3. Minutes From July 17, 2024

Moved By: Mayor Lewington

That the Minutes of the Municipal Planning Commission held July 17, 2024 to be adopted as amended.

Carried

4. Items for Discussion

2024-030

4.1 Motion to Enter into Closed Session

Moved By: Mayor Lewington

To enter into Closed Session at 6:16 p.m. as per Section 17 of the *Freedom of Information and Protection of Privacy Act*.

Carried

2024-031

4.2 Motion to Come Out of Closed Session

Moved By: Deputy Mayor Nilsson

To come out of Closed Session at 6:21 p.m.

2024-032

4.3 DA07-24 Secondary Suite with Waiver - Side yard setback waiver

Moved By: Mayor Lewington

To approve development application DA07-24 with the following conditions:

1. The development shall conform to all Land Use Bylaw 415-08, specifically Schedule 2 Residential-R and Schedule 5 Development Standards and all applicable sections therein.
2. All applicable building permits and safety codes permits, and approvals shall be obtained prior to commencement of construction. These can be acquired by contacting Park Enterprises at 403-329-3747.
3. The dwelling shall conform to all setback requirements as per Schedule 2 Residential-R with west side yard setback variances granted as shown in the site plan forming application DA07-24.
4. The addition of a secondary suite in the basement is permitted.
5. A variance is hereby granted to permit the development of a 1,368 ft² secondary basement suite.
6. The final building grade shall be such that drainage flows away from the building and does not adversely affect the neighbouring lots. Lot drainage must be maintained on the property or directed towards the street.
7. No suite development above the garage shall be permitted until such time as an application for multifamily use is approved.
8. The construction of the dwelling, including exterior finishes is to be completed within 12 months from the date of issue of this development permit.
9. The dwelling is required to connect to the municipal water and wastewater system. The developer is required to pay for all the costs associated with the required connections. The developer is required to purchase and install a Village approved water meter with radio frequency readout, which must be obtained from the Village.
10. In accordance with Provincial legislation, storm and surface water cannot be placed in the sanitary sewer collection system. This includes weeping tile around the foundation of the dwelling.
11. Prior to commencement of construction the developer is required to contact the Village at 403-756-3379 to determine sanitary sewer service grades and elevations. The developer is responsible for installation and costs of sewer and water lines from the property line to the dwelling and must obtain approval for the size from the Village engineer prior to commencement of construction.
12. All previously issued development permits are cancelled.

Carried

4.3.1 Development Officer Report

4.3.2 Application Submissions

4.3.3 Public Submissions

None.

4.3.3.1 Written Submissions

None.

4.3.3.2 Scheduled Presenters

None.

4.3.4 Applicant Rebuttal

None.

2024-033

4.4 DA08-24 Home Occupation Major

Moved By: Councillor Bikman

To approve a home occupation major to Tanya Stasiuk for the purposes of sale of handcrafted soaps; baked goods; and locally grown eggs subject to the following conditions:

1. The applicant is required to obtain an annual business license from the Village.
2. Any and all approvals for the sale of food items which are required by Alberta Health Services; or any provincial or federal legislation will be the responsibility of the applicant to ensure they adhere to and obtain.
3. One sign advertising the business is permitted of no greater than 2 square feet in size and must adhere to Schedule 7 of Land Use Bylaw 415-08. Any additional signage or signage greater in size will require a new sign permit application.
4. Schedule 8, section F of Land Use Bylaw 415-08 applies.

Informative:

1. The applicant must contact Alberta One Call (1-800-242-3447) 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.
3. The use of a farm stand is currently prohibited.

Carried

4.4.1 Development Officer Report

4.4.2 Application Submissions

4.4.3 Public Submissions

None.

4.4.3.1 Written Submissions

None.

4.4.3.2 Scheduled Presenters

None.

4.4.4 Applicant Rebuttal

None.

2024-034


5. Adjournment

Moved By: Councillor Bikman

That the agenda matters have been concluded and that the meeting be adjourned at 6:24 p.m.

Carried

These minutes to be approved on the 2nd day of October 2024.



Commission Chair - Matthew Foss



CAO - Scott Donselaar