



STIRLING

Village of Stirling

Meeting Minutes

December 4, 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, December 4, 2024, commencing at 6:00 p.m.

IN ATTENDANCE

Commission Chair Matthew Foss, Deputy Mayor Larry Nilsson, and Councillor Justin Davis

Development Officer, Scott Donselaar
Municipal Clerk, Aletta Lightfoot

1. MPC Meeting – Call Meeting to Order

The Meeting was called to order at 6:00 p.m.

2024-046

2. Adoption of Agenda

Moved By: Deputy Mayor Nilsson

That the agenda be adopted as presented.

Carried

2024-047

3. Minutes From November 6, 2024

Moved By: Councillor Davis

That the Minutes of the Municipal Planning Commission held November 6, 2024 to be adopted as presented.

4. Items for Discussion

2024-048

4.1 Application DA14-24 Accessory Building (Garage) (Tabled from November 6)

Moved By: Deputy Mayor Nilsson

In the matter of the development of property located at: Lot 12/ Block 34/ Plan 0612931 to Develop a 1,500 ft² accessory building (garage) as described in Application No. DA14-24 has been APPROVED subject to 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 accessory building (garage) shall conform to all setback requirements as per Schedule 2 Residential-R and as outlined in application DA14-24.
4. A waiver is hereby granted to permit the development of a 1,500 ft² garage, inclusive of the applicant being allowed to keep one of the currently existing detached sheds on the property.

5. A waiver is hereby granted to permit a second driveway allowing for access to the detached accessory building (garage) from 6th Avenue.
 6. The removal of one of the currently existing detached sheds is required.
 7. 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 Avenue.
 8. The construction of the accessory building, including exterior finishes is to be completed within 12 months from the date of issue of this development permit.
 9. 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.
 10. 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 accessory building and must obtain approval for the size and depths required from the Village engineer prior to commencement of construction. The Village Engineer can be reached at 403-752-0180.
 11. Connection of the wash bay storm system can only occur if a suitable storm water connection is available. The wash bay shall have an oil and grit separator installed to the satisfaction of the engineer. Connection to the sanitary system is not permitted. The potential for this connection shall be determined by the Village Engineer at the expense of the developer. The Village Engineer can be reached at 403-752-0180.
 12. Any drawings created for any infrastructure by the Village Engineer shall have a copy provided to the Development Authority for inclusion in the land file.
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.

Carried

4.1.1 Development Officer Report

4.1.1.1 DA14-24 Accessory Building (Garage)

4.1.1.2 DA16-24 Home Occupation Major

4.1.2 Application Submissions

4.1.2.1 DA14-24 Accessory Building (Garage)

4.1.2.2 DA16-24 Home Occupation Major

4.1.3 Public Submissions

None.

4.1.3.1 Scheduled Presenters

None.

4.1.3.2 Written Submissions

None.

4.1.4 Applicant Rebuttal

None.

4.1.5 Application DA16-24 Home Occupation Major

Moved By: Councillor Davis

In the matter of the development of property located at: Lot 12/ Block 34/ Plan 0612931 to add a home occupation major as described in Application No. DA14-24 has been APPROVED subject to

the following conditions:

1. The applicant is required to obtain an annual business license from the Village.
2. Storage of any materials related to the operation of the home occupation must be contained within the accessory building.
3. No customer visits or show room operations shall be permitted to occur as a result of the home occupation.
4. 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.
5. Schedule 8, section f of Land Use Bylaw 415-08 applies.

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.

Carried

2024-050

5. Adjournment

Moved By: Councillor Foss

That the agenda matters have been concluded and that the meeting be adjourned at 6:16 p.m.

Carried

These minutes to be approved on the 15th day of January 2025.



Commission Chair - Matthew Foss



CAO - Scott Donselaar