



# STIRLING

## Village of Stirling

### Meeting Minutes

March 6, 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, March 6, 2024, commencing at 6:00 p.m.

#### IN ATTENDANCE

Commission Chair Matthew Foss, Mayor Lewington, Deputy Mayor Larry Nilsson, and Councillor Gary Bikman

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 6:01 p.m.

2024-004

**2. Adoption of Agenda**

**Moved By:** Deputy Mayor Nilsson

That the agenda be adopted as amended to remove:

- Discussion Item 3.0: Public Hearing for Bylaw 543-23: Road Closure (Undeveloped Lane), and add to the Village Council Meeting, March 6, 2024

Carried

2024-005

**3. Minutes From January 17, 2024**

**Moved By:** Mayor Lewington

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

Carried

**4. Items for Discussion**

2024-006

**4.1 Subdivision Application 2023-0-161**

**Moved By:** Councillor Bikman

That the subdivision of Lots 3-6, Block 33, Plan 752J within SE1/4 29-6-19-W4M (Certificate of Title No. 001 301 223), to create 5 lots from a titled area of 3.64± acres (1.48± ha); be approved subject to the following:

RESERVE: The 10% reserve requirement pursuant to Section 669 of the Municipal Government Act, on the 3.64± acres (1.48± ha) be deferred by caveat in entirety on the proposed 1.36± acre (0.55± ha) parcel for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Village of Stirling.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Village of Stirling which shall be registered concurrently with the final plan against the title(s) being created.
3. That any drainage easements and agreements as applicable are registered with the final plan of subdivision.
4. That the remainder of the title in Lot 3, Block 33, Plan 752J containing 0.19± ha (0.46± acres) is consolidated with the remainder of the title in Lot 4, Block 33, Plan 752J containing 0.38± ha (0.93± acres) in a manner such that the resulting Certificate of Title could not be subdivided without approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. AB Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.

INFORMATIVE:

- (a) The 10% reserve requirement is being deferred by caveat in accordance with Section 669 for municipal reserve purposes.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) The lane within Block 33 is currently in the process of being closed. As such, road dedication adjacent to the lane is not required.
- (e) The applicant and the Village have confirmed there are no existing ATCO Gas lines crossing any newly proposed property lines.
- (f) ATCO Gas – Claudia Glodzinski, Engineer in Training, South District Engineering:  
“No objections from ATCO, however, since there are existing services on these properties, they will likely have to be altered as we can’t have services crossing property lines. Please advise the owner to apply through [quickconnect.atco.com](http://quickconnect.atco.com) to get these services altered accordingly.”
- (g) Telus Communications Inc has no objection.
- (h) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services. Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.
- (i) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).
- (j) Alberta Health Services has no comments.
- (k) Alberta Transportation – Leah Olsen, Development/Planning Technologist:  
“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 846, 4. Transportation and Economic Corridors offers the following comments with respect to this application:

- The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

- The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.
- Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application.
- Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:
  1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.”

Carried

#### 4.2 Draft Land Use Bylaw

The Commission reviewed and discussed.

2024-007

#### 5. Adjournment

**Moved By:** Mayor Lewington

That the agenda matters have been concluded and that the meeting be adjourned at 6:26 p.m.

Carried

These minutes to be approved on the 1st day of May 2024.

Chair - Matthew Foss

CAO - Scott Donselaar