

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION MINUTES
WEDNESDAY, July 28, 2021

PRESENT: Terry Hrudehy, Chair

Nathan Harrower, Member
Justin Ames, Member
Dave Filipuzzi, Councillor
Dean Ward, Councillor

ADMINISTRATIVE: Stephen Burnell, Director of Development, Engineering & Operations
Johan Van Der Bank, Manager of Development & Trades
Katherine Mertz, Development Officer
Mike Burla, O.R.R.S.C.

ABSENT: Shar Cartwright
Gaston Aubin
Deserie Mosby, Recording Secretary
Ryan Dyck, O.R.R.S.C.

1. CALL TO ORDER & BOARD INTRODUCTIONS

Meeting called to order at 2:00p.m.

2. ADOPTION OF AGENDA

Additions/Deletions

MOTION by Dean Ward to adopt the agenda of July 28, 2021 as presented.

CARRIED

3. CONSENT AGENDA

3.1 Municipal Planning Commission – Bylaw Amendment Recommendations – June 25, 2021

4. ADOPTION OF MINUTES

MOTION by Dave Filipuzzi to adopt the minutes of June 23, 2021, as presented with corrections.

CARRIED

MOTION by Nathan Harrower to adopt the minutes of July 8, 2021, as presented.

CARRIED

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5. DELEGATIONS

None

6. REQUEST FOR DECISIONS

6.1 Subdivision Applications

Subdivision 2021-0-102 (Byron Hills Resources)

***MOTION** by Nathan Harrower*

Approve Subdivision file 2021-0-102 with the resolution provided and to revise condition #3 to read:

“That a 20m wide roadway be dedicated, pursuant to Section 662 of the Municipal Government Act, and in compliance with the Engineering and Development Standards for a rural local road as an extension of 227th Street to the satisfaction of the Subdivision Authority.

CARRIED

Subdivision 2021-0-108 (Ashcroft)

***MOTION** by Dave Filipuzzi:*

Approve Subdivision 2021-0-108 with the resolution provided.

CARRIED

Subdivision 2021-0-109 (Municipality of Crowsnest Pass)

***MOTION** by Justin Ames:*

Approve Subdivision 2021-0-109 with the resolution provided.

CARRIED

Subdivision 2021-0-123 (1707588 Alberta Ltd)

***MOTION** by Dave Filipuzzi:*

Approve Subdivision 2021-0-108 with the resolution provided and to revise condition #7 to read:

“That a restrictive covenant be established for all lots containing a drainage swale facility and registered by caveat pursuant to Section 651.1 of the Municipal Government Act,

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regarding the responsibility of landowners for the maintenance and upkeep of the drainage swale facility with the Municipality being identified as a third party in the agreement.

CARRIED

6.2 Development Permit Applications

DP2021-111: 22914 6 Avenue, Hillcrest

MOTION by Dean Ward:

Approve the development permit application for the discretionary use “Accessory Building over 13.9m² (150ft²)” (Shed) with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

DP2021-116: 7709 - 22 Avenue, Coleman

MOTION by Justin Ames:

Approve the development permit application for (1) the existing permitted “Single Family Dwelling” use with a variance for the front yard setback and (2) the proposed permitted “Garage accessory to single family dwelling up to 67.7m² (728ft²)” use with variances for rear setback, side-yard (west) setback and height with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

DP2021-089: 1613 - 78 Street, Coleman

The applicant responded to questions related to connection to municipal services, Safety Codes compliance, business license bylaw compliance and the nature of the mixed-use building.

MOTION by Dave Filipuzzi:

Approve the development permit application for the discretionary use “Mixed use building” (Office & Residential)” with a variance to the rear yard setback and on-site parking requirements, “Accessory Building” (Washroom) with a variance to the side yard setback and location in the front yard, “Accessory Building” (Greenhouse) with a variance to the side yard setback and location in the front yard and “Accessory Building” (Shed) with a variance to the side yard setback with conditions as identified by Alternative A in the MPC request for decision package

DEFEATED

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7. ROUND TABLE DISCUSSION

- 7.1 **Bylaw 1085, 2021:** Public Hearing August 17, 2021
Text Amendment to add "Car wash" to the Comprehensive Mixed Use CM-1 district.

8. NEXT MEETING

- 8.1 Wednesday August 25, 2021 @ 2:00 p.m. Council Chambers.

9. IN CAMERA

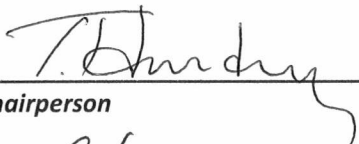
None

10. ADJOURN

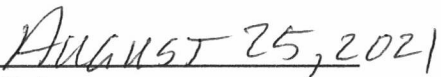
MOTION by Dave Filipuzzi to adjourn the meeting at 3:20 p.m.:

CARRIED


Approved By:




Chairperson



Date



CAO



Date