

MUNICIPALITY OF CROWSNEST PASS  
MUNICIPAL PLANNING COMMISSION MINUTES  
WEDNESDAY, February 23, 2022

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**PRESENT:** Nathan Harrower, Chair  
Gaston Aubin, Vice Chair  
Don Montalbetti, Member  
Kevin Bergeron, 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  
Kim Kozak, Development Officer  
Ashley Pow, Admin. Assistant Development, Engineering, and Operations

**ABSENT:** Justin Ames, Member  
Ryan Dyck, O.R.R.S.C.

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**1. CALL TO ORDER & BOARD INTRODUCTIONS**

Meeting called to order at 1:00 p.m.

**2. ADOPTION OF AGENDA**

Additions/Deletions

- February 23, 2022, Agenda heading stated meeting to start at 2:00pm, should be changed to 1:00pm.

***MOTION*** by Dean Ward to adopt the agenda as amended of February 23, 2022.

***CARRIED***

**3. CONSENT AGENDA**

**4. ADOPTION OF MINUTES**

***MOTION*** by David Filipuzzi to adopt the minutes of January 26, 2022, as presented.

***CARRIED***

**5. SUBDIVISION APPLICATIONS**

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**6. DEVELOPMENT PERMIT APPLICATIONS**

**DP2022-003, 11630 19 Avenue, Blairmore (Lot 6 BLock 1 Plan 8010279)**

***MOTION*** by Dean Ward:

Approve the "Home Occupation - Class 2" (hair salon) (discretionary use) with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

**DP2022-007, 13437 20 Avenue, Blairmore (Lot 7-10 Block 8 Plan 3319I)**

***MOTION*** by Dean Ward:

Approve the Existing Development: For two main floor "Offices" (permitted use) and "Apartment Dwelling in conjunction with ground floor commercial or office use" (1 lower level unit and 2 upper floor units). (Discretionary use) Proposed Development: For deeming a detached Carriage House development as a Similar Use to a "Dwelling Unit (maximum 2) inside a mixed use building and in conjunction with ground floor commercial or office use" (Discretionary Use) with a variance to the height with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

**DP2022-008, 1417 84 Street, Coleman (Lots 2-4 Block 20 Plan 3162GD)**

***MOTION*** by David Filipuzzi:

Approve the existing "Accessory Building not over 13.9m<sup>2</sup> (150ft<sup>2</sup>)" [shed - 9.55m<sup>2</sup> (103ft<sup>2</sup>)] (permitted use) with a variance of the north side yard setback with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

**DP2022-009, 21509 23 Avenue Bellevue (Lot 10 Block 8 Plan 3319I) This is correct however was amended in the agenda. Does this need to be said somewhere?**

***MOTION*** by Gaston Aubin:

Approve the "Single Family Dwelling" (permitted use) with a variance to the front yard setback and the west side yard setback with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

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**DP2022-016, 2450 213 Street Bellevue (Lot 18 Block 1 Plan 6099 AQ)**

***MOTION*** by David Filipuzzi:

Approve the "Personal Services" (Physiotherapy Clinic) (permitted use) with a "Dwelling Unit (maximum , 1 as proposed) inside a mixed use building and in conjunction with ground floor commercial or office use" (discretionary use). For an "Accessory Building" (discretionary use) with a variance to the rear and west side yard setbacks with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

**DP2022-017: 5630 16 Avenue Coleman (Lot N/A Block 2 Plan 4309EW)**

***MOTION*** by Dean Ward:

Approve the existing and proposed "Accessory Buildings" (discretionary use) with variances to yard setbacks with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

**DP2022-023: 7478 18 Avenue Coleman (Lots 25 & 26 Block 9 Plan 820L)**

***MOTION*** by Gaston Aubin:

Approve the "Moved in dwelling" (discretionary use) with a variance to the front yard setback and a "Garage accessory to single family dwelling over 67.7m<sup>2</sup> (728 ft<sup>2</sup>)" with variances to the maximum height and maximum site coverage (discretionary use) with conditions as identified by Alternative A in the MPC request for decision package.

***CARRIED***

**7. BYLAW AMENDMENTS**

7.1 Bylaw 1084, 2021: Addition of Tourist Homes verbiage in Business License Bylaw

7.2 Bylaw 1097, 2021: Lot 32MR Block 17 Plan 0815792 (0.14 Hectares) Redistricting from Recreation and Open Space RO-1 to Residential R-1.

7.3 Bylaw 1110, 2022: Lot 17 & 18 Block 41 Plan 5150S Redistricting from Duplex or Semi-Detached Residential R-2 to Multi-Family Residential R-2A

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**8. APPEALS**

**9. ROUND TABLE DISCUSSION**

***MOTION** by Dean Ward to Recess @ 2:00pm*

***MOTION** by Nathan Harrower to call meeting back to order @ 2:06pm*

Presentation of MCNP development authority – roles and process

**10. NEXT MEETING**

10.1 Wednesday March 23, 2022 @ 2:00pm Council Chambers.

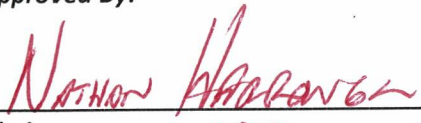
**11. IN CAMERA**


**12. ADJOURN**

***MOTION** by David Filipuzzi to adjourn the meeting at 3:38pm.:*

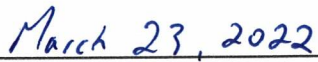
**CARRIED**

**Approved By:**

  
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Chairperson

  
\_\_\_\_\_  
Date

  
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CAO

  
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Date