

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

PRESENT: Nathan Harrower, Chair
Gaston Aubin, Vice Chair
Kevin Bergeron, Member
Justin Ames, Member
Dave Filipuzzi, Councillor
Dean Ward, Councillor
Ryan Dyck, O.R.R.S.C

ADMINISTRATIVE: 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: Don Montalbetti, Member

1. CALL TO ORDER & BOARD INTRODUCTIONS

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

2. ADOPTION OF AGENDA

Additions/Deletions

***MOTION** by Dean Ward to adopt the agenda of March 23, 2022, amended to include item 6.7 DP2021-141.*

CARRIED

3. CONSENT AGENDA

4. ADOPTION OF MINUTES

***MOTION** by Dave Filipuzzi to adopt the minutes of February 23, 2022, as presented.*

CARRIED

5. SUBDIVISION APPLICATIONS

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

Dean Ward recused himself from the discussion of items 5.1 and 5.2 because of a pecuniary interest.

5.1 Subdivision File: 2022-0-012 (Municipality of Crowsnest Pass)

MOTION by Dave Filipuzzi:

Approve Subdivision 2022-012 with the resolution provided (Lots 3-10 & 15MR Block 5 Plan 8311587 and Lot 16 Block 5 Plan 1211031 within NW1/4 21-7-3-W5M)

CARRIED

5.2 Subdivision File: 2022-0-013 (Municipality of Crowsnest Pass)

MOTION by Kevin Bergeron:

Approve the Subdivision 2022-013 with the resolution provided (Lot 16 Block 3 Plan 0713770 within NW1/4 21-7-3-W5M)

CARRIED

Dean Ward returned to the table.

5.3 Subdivision File: 2022-0-019 (Municipality of Crowsnest Pass)

MOTION by Dean Ward:

Approve the Subdivision 2022-019 with the resolution provided (Lots 8-9 Block 2 Plan 1413041 within NE1/4 12-8-5-W5M)

CARRIED

5.4 Subdivision File: 2022-0-020 (Municipality of Crowsnest Pass)

MOTION by Gaston Aubin:

Approve the Subdivision 2022-020 with the resolution provided (Lots 5-10 Block 8 Plan 33191 within NE1/4 35-7-4-W5M)

CARRIED

6. DEVELOPMENT PERMIT APPLICATIONS

DP2022-020, 2922 225 Street, Bellevue

MOTION by Dean Ward:

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

Approve the Four existing "Garden sheds and other accessory buildings with no permanent foundation and not over 13.9 m² (150 ft²) in area" (permitted use) with variances to the side yard setbacks for Shed 1 - 2.94m², Shed 2 - 2.06m², Shed 3 - 8.63m², and Shed 4 - 1.17m², some of which exceed the 50% variance authority of the Development Officer with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

DP2022-022, 274 Southmore Place, Blairmore

MOTION by Dave Filipuzzi:

Approve the Basement "Secondary Suite" (discretionary use) with a 22% variance of the maximum floor area with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

DP2022-025, 13338 17 Avenue, Blairmore

MOTION by Dean Ward: to defer a decision on this application and obtain an extension agreement from the applicant, because additional information is required.

FRIENDLY AMENDMENT MOTION by Justin Ames: to write a letter to Council regarding the responsibility and cost burden of determining the location and boundaries of closed landfills in order to apply to the Ministry of Environment for consent to vary a setback distance.

CARRIED

DP2022-026, 6605 22 Avenue, Coleman

MOTION by Dean Ward:

Approve the 842 ft² "Single Family Dwelling" (permitted use) with a 742 ft² "Secondary Suite" (discretionary use) with a 17% variance to the Secondary Suite floor area with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

DP2022-030, 104 Wolfstone Terrace, Coleman

MOTION by Dave Filipuzzi:

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

Approve the Moved in dwelling (discretionary use) with conditions as identified by Alternative A in the MPC request for decision package.

3 votes in favour, 3 votes opposed – DEFEATED by default pursuant to the provisions of the Municipal Planning Commission Bylaw No. 1042, 2020 and 1066, 2021.

DP2022-034, 230 Southmore Place, Blairmore

MOTION by Gaston Aubin:

Approve the development permit application for the discretionary use "Rental Accommodation" (Tourist Home), subject to the conditions listed in Alternative A in the MPC request for decision package.

Friendly Amendment by Dean Ward: revise condition #4 to a maximum occupancy of 9 guests.

CARRIED

Justin Ames recused himself from the discussion of the following Development Permit, because of a pecuniary interest.

DP2021-141, 13238 21 Avenue, Blairmore

MOTION by Dean Ward:

Approve the development permit extension for the "Temporary Shipping Container" (permitted use) for a period of six months until August 31, 2022, subject to the original conditions.

CARRIED

Justin Ames returned to the table.

7. BYLAW AMENDMENTS

7.1 Bylaw 1103, 2021: Tourist Home Summary

7.2 Bylaw 1104, 2021: Land Use District Redesignation from Non-Urban Area NUA-1 to Non-Urban Commercial Recreation NUCR-1 portion of SW1/4 Sec 9 Twp 8 Rge 5 W5M

7.2 Bylaw 1109, 2022: Addition of Accessory Buildings not over 18.6m² (200 sq. ft) in area are proposed to be added to the NUCR-1 and NUCR-2.

Johan van der Bank mentioned that in a future Omnibus Land Use Bylaw Amendment it may be proposed to either increase the maximum size of a permitted use "Garden Shed" to

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

200ft² or remove the distinction between "Garden Sheds" and "Garages" and combine them into "Accessory Building up to 728ft²" in all residential land use districts.

There appeared to be consensus on this matter.

7.4 Bylaw 1112, 2022: Business License Bylaw – deferred to future meeting

8. APPEALS

9. ROUND TABLE DISCUSSION

10. NEXT MEETING

8.1 Wednesday April 27, 2022 at 2:00 p.m. Council Chambers.

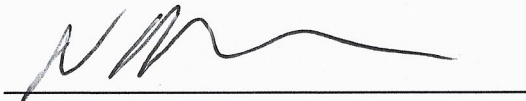
11. IN CAMERA

12. ADJOURN

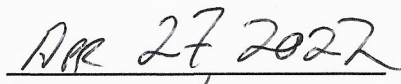
***MOTION** by Kevin Bergeron to adjourn the meeting at 3:10 p.m.:*

CARRIED


Approved By:




Chairperson



Date



CAO



Date