

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION MINUTES
WEDNESDAY, April 27, 2022

PRESENT: Nathan Harrower, Chair
Gaston Aubin, Vice Chair
Kevin Bergeron, Member
Justin Ames, Member
Dave Filipuzzi, Councillor
Dean Ward, Councillor

ADMINISTRATIVE: Ryan Dyck, O.R.R.S.C
Johan Van Der Bank, Manager of Development & Trades
Patrick Thomas, CAO
Katherine Mertz, Development Officer
Kim Kozak, Development Officer
Deserie Mosby, 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

2.1 Additions/Deletions

MOTION by Kevin Bergeron to adopt the agenda of April 27 , 2022, amended to include Item 11.2, Personnel:

CARRIED

3. CONSENT AGENDA

4. ADOPTION OF MINUTES

MOTION by Dean Ward to adopt the minutes of March 23 , 2022, as presented.

CARRIED

5. SUBDIVISION APPLICATIONS

5.1 Subdivision File: 2022-0-049 – (Municipality of Crowsnest Pass)

MOTION by David Filipuzzi:

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Approve Subdivision 2022-0-049 with the resolution provided, (Lots 14, 15 & 21, Block 17, Plan 8111830; Lot 27, Block 17, Plan 9911826 and Lots 31 & 32MR, Block 17, Plan 0815792 all within SE1/4 29-7-35-W5M)

CARRIED

Justin Ames recused himself from this Development Permit application because of a pecuniary interest:

5.2 Subdivision File: 2022-0-052- (Municipality of Crowsnest Pass)

MOTION by Dean Ward:

Approve the Subdivision 2022-0-052 with the resolution provided (Lots 33-35, Block 17, Plan 0913351 within SE1/4 29-7-3-W5M)

CARRIED

Justin Ames returned to the table:

5.3 Subdivision File: 2022-0-057 – (Municipality of Crowsnest Pass)

MOTION by Dean Ward:

Approve the Subdivision 2022-0-057 with the resolution provided (Lot 8, Block 12, Plan 6828EO within SE1/4 29-7-W5M), amended as follows:

Condition 2 (a), The installation of a “low maintenance” fence of uniform style, design, color and material, around the perimeter of each lot, which is protected through a Restrictive Covenant, and the installation of which shall be completed prior to the issuance of a Final Acceptance Certificate for each phase of construction:

(b) engineering design and easement requirements for all municipal improvements (water, wastewater, stormwater management, snow storage, a 10m road ROW with engineered corner radii and a new road cross-section designed to the Municipality’s satisfaction subject to Council approval, improvements to the existing lane, traffic signs, street name signs, an easement on all lot frontages to accommodate future maintenance);

CARRIED

6. DEVELOPMENT PERMIT APPLICATIONS

6.1 DP2022-029 – 13221, 17 Avenue, Coleman

MOTION by Justin Ames:

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Approve the "Home Occupation – Class 2" (massage treatment – discretionary use, and a Type 15 Sign – Home Occupation 0.35 m² (3.75 ft²) Window Sign (permitted use), subject to the conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.2 DP2022-030, 104, Wolfstone Terrace

MOTION by Dave Filipuzzi:

Approve the "Moved In Dwelling" (discretionary use) subject to the conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.3 DP2022-038, 22901 – 27 Avenue, Bellevue

MOTION by Dean Ward:

Approve the Single- Family Dwelling (discretionary use) subject to the conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.4 DP2022-040, 202 Southmore Place, Blairmore

MOTION by Gaston Aubin:

Approve the Rental Accommodation subject to the conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.5 DP2022-045, 1817 Evergreen Drove

MOTION by Kevin Bergeron:

Approve the existing "Single-Family Dwelling" (permitted use) "Accessory Buildings," (seven permitted use), and "Accessory Building," (one discretionary use), with setback variances, subject to the conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.6 DP2022-048, 1406 – 84 Street Coleman

MOTION by Dave Filipuzzi:

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Approve the existing "Secondary Suite," with a detached garage, (discretionary use), with a variance to the suite area, subject to the conditions listed in Alternative A in the MPC request for decision package.

CARRIED

6.7 DP2022-053, 125 Adanac Rise, Hillcrest

MOTION by *Kevin Bergeron*

Approve the "Moved in Building (Single Family Dwelling)" (discretionary use), with a request for two (2) accesses to the property, (horseshoe), subject to the conditions listed in Alternative A in the MPC request for decision package.

CARRIED

Justin Ames recused himself from the following development permit because of a pecuniary interest.

6.8 DP2022-054, 1650 East Hillcrest Drive, Hillcrest

MOTION by *Dean Ward:*

Approve the "Single Family Dwelling," (discretionary use), with a variance to the east side yard setback, subject to the conditions listed in Alternative A in the MPC request for decision package, amended as follows:

Amend condition number 2 as follows:

The development shall comply with and be carried out and completed in accordance with the approved site plan (not including the location of the PSDS) and the development standards yard setbacks in Non-Urban Area NUA-1 district, except as varied below and shown on the attached approved site plan.

Add condition number 3 as follows:

That the terms and conditions agreed to on the 7th day of August 1992 in the document 921263365 registered with Alberta Land Titles are still in effect and remain unchanged.

Note the Alternative A request for decision will now have 9 conditions.

Add under Important Information and Notes:

It is the responsibility of the landowner to ensure compliance with the Safety Codes Act regarding the Septic System. The proposed location may not meet the minimum standards from the Crowsnest River.

It is the responsibility of the landowner to follow the recommendations outlined by Alberta Environment:

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- No development is to take place near the bed and shore where the tree revetment project and rap are located or in an area that will negatively affect the revetment project.
- All development near the water must follow the best management practices described in the "Stepping Back From the Water" document.
- If the road is developed particularly crossing Drum Creek, an application from a disposition may be required if there is to be a bridge impacting the bed and shore.

CARRIED

Justin Ames returned to the table.

6.9 DP2022-062, 5286 – 19 Avenue, Coleman

MOTION by Justin Ames:

Approve Lot 8, Sheds 1, 2, and 4 (permitted use), Greenhouse, and Sheds, 3 (discretionary use), Lot 9, Shed 5 (discretionary use), with variances to the west side and front yard setbacks, subject to the conditions listed in Alternative A in the MPC request for decision package.

CARRIED

7. BYLAW AMENDMENTS

7.1 Bylaw 1103,2021, being a bylaw to amend Bylaw No 868,2013, the Land Use Bylaw

9. ROUND TABLE DISCUSSION

10. NEXT MEETING

8.1 Wednesday May 25, 2022 at 2:00 p.m. Council Chambers.

11. IN CAMERA

MOTION by Dean Ward that the MPC go in Camera at 3:14 pm to discuss a letter from MPC to Council and a personnel matter.

CARRIED

MOTION by Dave Filipuzzi that the MPC come out of Camera at 4:07 pm.

CARRIED

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12. ADJOURN

MOTION by Dave Filipuzzi to adjourn the meeting at 4:08 p.m.:

CARRIED

Approved By:

for 
Chairperson

May 25/22
Date


CAO

May 25/22
Date