

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION MINUTES
WEDNESDAY, May 25, 2022

PRESENT: Gaston Aubin, Vice Chair
Kevin Bergeron, Member
Dave Filipuzzi, Member
Dean Ward, Member

ADMINISTRATIVE: Johan Van Der Bank, Manager of Development & Trades
Ryan Dyck, O.R.R.S.C.
Katherine Mertz, Development Officer
Kim Kozak, Development Officer
Deserie Mosby, Admin. Assistant Development, Engineering, and Operations

ABSENT: Nathan Harrower, Chair
Don Montalbetti, Member
Justin Ames, Member

1. CALL TO ORDER & BOARD INTRODUCTIONS

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

2. ADOPTION OF AGENDA

2 Additions/Deletions

MOTION by Dean Ward to adopt the agenda of May 25, 2022, amended to include a revision to DP2022-060

CARRIED

3. CONSENT AGENDA

4. ADOPTION OF MINUTES

MOTION by Kevin Bergeron to adopt the minutes of April 27, 2022, as presented.

CARRIED

5. SUBDIVISION APPLICATIONS

5.1 Subdivision File: 2022-074 – Lot 14, Block 19, Plan 1011620 & a portion of NE1/4 20-7-3-W5M/Municipality of Crowsnest Pass

MOTION by Dave Filipuzzi

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Approve Subdivision 2022- 054 with the resolution provided, Lot 14, Block 19, Plan 1011620 & a portion of NE1/4 20-7-3-W5M

CARRIED

6. DEVELOPMENT PERMIT APPLICATIONS

6.1 DP2022-057

MOTION by Councillor Ward

Approve the Home Occupation 2 – Outdoor Adventure Rental (discretionary use) subject to conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.2 DP2022--069

MOTION by Councillor Ward

Approve “Accessory Building or use” (on-site Outdoor Patio) (discretionary use) added to the existing “Hotel,” subject to conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.3 DP2022-070

MOTION by Kevin Bergeron

Approve the existing “Accessory Building” or Use – Garage or carports accessory to the single-family dwelling with a front yard variance on Lots 34 & 35, subject to conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.4 DP2022-076

MOTION by Councillor Ward

Approve the “Accessory Building” (Detached Garage) (discretionary use), with a “Secondary Suite” (discretionary use) with a variance to the height of the “Accessory Building” and a variance to the floor area of the “Secondary Suite,” subject to conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

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6.5 DP2022-079

MOTION by Councillor Filipuzzi

Approve the "Ready-to-move Home," subject to conditions as identified by Alternative A in the MPC request for decision package.

6.6 DP2022-084

MOTION by Kevin Bergeron

Approve the construction of an "Accessory Building," (Lean-To), (permitted use), with a secondary front yard setback variance, subject to the conditions listed in Alternative A in the MPC request for decision package.

CARRIED

6.7 DP2022-060

MOTION by Councillor Filipuzzi

Approve the Comprehensive Site Development Plan for three phases of development and a Development Permit for Phases 1 and 2 containing 36 RV stalls, 17 Charmed Cottages, 4 golf villas and 31 micro cabins, as applicable in the land uses "Resort Accommodation" and "Campground" (discretionary uses), and an Office, Laundry and Storage Facility as "Ski Resort," (permitted use, subject to the conditions listed in Alternative A in the MPC request for decision package.

This permit, if approved, will substitute and revoke Dp2021-064 (Phase 1).

CARRIED

6.8 DP2022-090

MOTION by Councillor Ward

Approve the "Ready-to-Move Home," subject to the conditions listed in Alternative A in the MPC request for decision package

7. BYLAW AMENDMENTS

7.1 Bylaw – 1101.01 – From Residential R-1 to Multi-Family Residential R-3

MOTION by Councillor Ward to accept this as information.

CARRIED

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MOTION by Dean Ward to accept this as information.

CARRIED

8. ROUND TABLE DISCUSSION

Administration reported that an appeal against the subdivision approval of file SUB-2022-0-057 (Trilogy Real Estate) on the former Dairy Road Park was received from an adjacent landowner. The appeal board with jurisdiction is the Lands and Property Rights Tribunal. The Municipal Government Act does not provide for appeals from adjacent landowners. The Tribunal will hold a preliminary hearing to adjudicate on jurisdiction and standing to appeal.

9. ROUND TABLE DISCUSSION

10. NEXT MEETING

10.1 Wednesday June 22, 2022, at 2:00 p.m. Council Chambers.

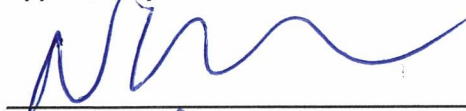
11. IN CAMERA

12. ADJOURN

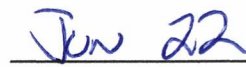
MOTION by Dave Filipuzzi to adjourn the meeting at 2:43 p.m.

CARRIED


Approved By:



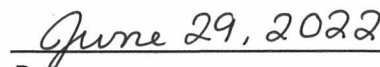
Chairperson for Vice chair



Date



CAO



Date