

MUNICIPALITY OF CROWSNEST PASS  
MUNICIPAL PLANNING COMMISSION MINUTES  
WEDNESDAY, June 22, 2022

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**PRESENT:** Nathan Harrower, Chair  
Don Montalbetti, Member  
Justin Ames, Member  
Dave Filipuzzi, Councillor  
Dean Ward, Councillor

**ADMINISTRATIVE:** Katherine Mertz, Development Officer  
Kim Kozak, Development Officer  
Deserie Mosby, Admin. Assistant Development, Engineering, and Operations  
Johan Van Der Bank, Manager of Development & Trades

**ABSENT:** Gaston Aubin, Vice Chair  
Kevin Bergeron, Member  
Ryan Dyck, O.R.R.S.C.

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

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

**2. ADOPTION OF AGENDA**

2.1 Additions/Deletions

11.1 Membership

***MOTION** by Dean Ward to adopt the agenda of June 22, 2022, amended to include the addition of 11.1.*

**CARRIED**

**3. CONSENT AGENDA**

**4. ADOPTION OF MINUTES**

***MOTION** by Dean Ward to adopt the minutes of May 25 , 2022, as presented.*

**CARRIED**

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5. **SUBDIVISION APPLICATIONS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

6.1 **DP2022-050 – 11366 – 20 avenue, Blairmore – (Lots 1-4, Block 6 Plan 2347BS)**

***MOTION*** by Justin Ames:

Approve the “Drive-In-Restaurant (Permitted Use) and an “Accessory Building or Use” (On-Site Outdoor Patio) (Discretionary Use), with a 26% side yard setback variance, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

6.2 **DP2022-065 – 13419 – 20 Avenue, Blairmore – (Lot 3-4 Block 8 Plan 3319I) (Subdivision 2022-0-020) New civic address required.**

***MOTION*** by Dean Ward:

Approve DP2022-065 for Two main floor “Offices” (Permitted Use), and a “Dwelling unit (maximum 2) inside a mixed-use building and in conjunction with ground floor commercial or office use” (Discretionary Use), with an eaves encroachment on the adjacent lots and deeming a detached Carriage House development with one (1) dwelling unit above a garage 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**

**DP2022-066 – 13437 – 20 Avenue, Blairmore (Lots 5-6 Block 8 Plan 3319I) (Proposed Lot 21 Block 8 Plan 022\_\_\_\_)**

***MOTION*** by Dean Ward:

Approve DP2022-066 for a main floor “Office” (Permitted Use), and “Dwelling unit (maximum 2) inside a mixed-use building and in conjunction with ground floor commercial or office use” (Discretionary Use), (1 upper-level unit) (Discretionary use) and deeming a detached garage 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**

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**6.3 DP2022-087 – 2438 – 213 Street, Bellevue (Lot 20 Block 1 Plan 6099AQ)**

**MOTION** by Justin Ames:

Approve the “Coffee Shop” (Restore the Bellevue Café) (Permitted Use) and with an existing “Dwelling Unit (maximum 2) inside a mixed- use building and in conjunction with ground floor commercial or office use” (Discretionary Use), with conditions as identified by Alternative A in the MPC request for decision package with the following added information notes from the Municipal Historic Resources Advisory Committee:

1. The applicant should be informed of the prudence to preserve the 1920’s train robbery bullet hole in the building interior and to provide interpretation of it. Alternatively, it would be prudent to preserve the bullet hole for future interpretation by using a reversible method.
2. The applicant should be encouraged to maintain the existing exterior colours.
3. The encroachment of the building onto adjacent property should be discussed with the adjacent landowner to determine their understanding of the situation where their own building might be encroaching onto an adjacent property. Alternatives should be considered that do not change the character defining elements of the building.

**CARRIED**

**6.4 DP2022-088 – 7738 – 29 Avenue, Coleman (Lot 18 Block 3 Plan 1355LK)**

**MOTION** by Dave Filipuzzi:

Approve the “Accessory Building” (83.24<sup>m</sup><sup>2</sup>/896 <sup>ft</sup><sup>2</sup> Detached Garage) (Discretionary Use) with an 80% setback variance to the secondary front yard and a 50% variance to the rear yard, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED** (Don Montalbetti opposed)

**6.5 DP2022-0-89 – 13117 – 18 Avenue, Blairmore (Lot 16-17 Block 26 Plan 2933AA)**

**MOTION** by Don Montalbetti:

Approve the “Home Occupation 2” – Accounting/Financial Support (Discretionary Use) with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED** (Justin Ames opposed)

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7. **BYLAW AMENDMENTS**

Bylaws 1117, 1118, and 1123 (all 2022) were presented to the MPC for information.

***MOTION** by Don Montalbetti to accept the Bylaws as information.*

**CARRIED**

8. **APPEALS**

The appeal against SUB2022-0-057 Trilogy Real Estate Group at the Land and Property Rights Tribunal was discussed. The L&PRT determined that the appellants (as adjacent landowners) did not have standing to appeal.

9. **NEXT MEETING**

9.1 Wednesday July 27, 2022, at 2:00 p.m. in Council Chambers.

10. **IN CAMERA**

***MOTION** by Dean Ward that the MPC go into Camera at 3:03 pm.*

**CARRIED**

***MOTION** by Dave Filipuzzi that the MPC come out of Camera at 3:14 pm.*

**CARRIED**

11. **ADJOURN**

***MOTION** by Dave Filipuzzi to adjourn the meeting at 3:15 p.m.*

**CARRIED**

**Approved By:**

Chairperson

CAO

Date

Date