

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

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

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

**ABSENT:** Don Montalbetti, Member

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

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

**1.1 Election of Chair**

***MOTION by Dean Ward to nominate Justin Ames for Chair:***

*Justin Ames accepted the nomination. No further nominations were received. Justin Ames appointed as Chair by acclamation.*

**CARRIED**

***MOTION by Dave Filipuzzi to nominate Gaston Aubin for Vice Chair:***

*Gaston Aubin accepted the nomination. No further nominations were received. Gaston Aubin appointed as Vice Chair by acclamation.*

**CARRIED**

**2. ADOPTION OF AGENDA**

**2.1 Additions/Deletions**

***MOTION by Dean Ward to adopt the agenda of July 27, 2022, as presented.***

**CARRIED**

**3. CONSENT AGENDA**

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**4. ADOPTION OF MINUTES**

*MOTION by Dave Filipuzzi to adopt the minutes of June 22, 2022, as presented.*

**CARRIED**

**5. SUBDIVISION APPLICATIONS**

**5.1 2022-098** – Lots 20 & 28MR, Block 4, Plan 811 1839 within SE/14-17-8-4-W5M – Municipality of Crowsnest Pass

*MOTION by Kevin Bergeron:*

Approve subdivision 2022-0-108 with the resolution as presented, Lots 20 & 28MR, Block 4, Plan 811-1839 within SE1/4-17-8-4-W5M.

**CARRIED**

**6. DEVELOPMENT PERMIT APPLICATIONS**

**6.1 DP2022-098** – 7709 – 29 Avenue, Coleman (Lot 13, Block 5 Plan 1355LK)

*MOTION by : Dean Ward:*

Approve DP2022-098 for the “Accessory Building” 103.12<sup>m2</sup> /1110<sup>ft2</sup> (Detached Garage) (Discretionary Use), with a variance of 25% to the rear yard setback and “Accessory Use” (Retaining Wall, Grading, and Drainage), (Discretionary Use), with a variance of 100% to the east side yard, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.2 DP2022-103** – 8638 – 22 Avenue, Coleman (Lot 1, Block 5, Plan 6808CU)

*MOTION by : Dean Ward:*

Approve DP2022-103 for the Home Occupation – Class 2 (Discretionary Use), with a variance for the number of parking spaces, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.3 DP2022-111** – 1810 – 121 Street, Blairmore (Lot 1, Block 5, Plan 4514JK)

*MOTION by : Gaston Aubin*

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Approve DP2022-111 for an addition to the "Single Family Dwelling" (Carport and covered front entry) (Permitted Uses), with a variance to the secondary front yard setback (north), with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.4 DP2022-115 – 910 – 232 Street, Hillcrest (Lot 2, Block B, Plan 1004LK)**

**MOTION** by Dave Filipuzzi:

Approve DP2022-115 for an existing "Accessory Building", (Detached Garage) (Discretionary Use), with an 85% east side yard setback variance, and for an existing "Accessory Building" (Shed) (Permitted Use), to be allowed in the front yard with a 34% wet side yard setback variance, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.5 DP2022-116 – 1226 East Hillcrest Drive, Hillcrest Mines (Lot 8, Block 1, Plan 0210159)**

**MOTION** by Kevin Bergeron:

Approve DP2022-116 for a "Manufactured Home" (Discretionary Use), with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.6 DP2022-119 – 8609 – 24 Avenue, Coleman (Lot 31, Block 2, Plan 2210833)**

**Motion** by Gaston Aubin to approve DP2022-119 with the added condition number 4 in the "Notice of Decision:

Approve DP2022-119 to construct a "Duplex" (Discretionary Use), in conjunction with DP2022-120, with conditions as identified by Alternative A in the MPC request for decision package, and with the added condition, (number 4 in the "Notice of Decision"), that the homeowner completes the landscaping (topsoil and grass seeded) of the boulevard from the property line to the curb as per the development agreement, prior to August 31, 2023.

**CARRIED**

**6.7 DP2022-120 – 8613 – 24 Avenue, Coleman (Lot 32, Block 2, Plan 2210833)**

**MOTION** by Gaston Aubin to approve DP2022-119 with the added condition number 4 in the "Notice of Decision":

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Approve DP2022-120 to construct a "Duplex" (Discretionary Use), in conjunction with DP2022-119, with conditions as identified by Alternative A in the MPC request for decision package, and with the added condition (number 4 in the "Notice of Decision"), that the homeowner completes the landscaping (topsoil and grass seeded) of the boulevard from the property line to the curb as per the development agreement, prior to August 31, 2023.

**CARRIED**

**6.8 DP2022-128 – 8617 – 24 Avenue, Coleman (Lot 33, Block 2, Plan 2210833)**

**MOTION** by Dean Ward to approve DP2022-128 with the added condition number 4 in the "Notice of Decision":

Approve DP2022-128 to construct a "Duplex" (Discretionary Use), with a variance to the height in conjunction with DP2022-129, with conditions as identified by Alternative A in the MPC request for decision package, and the added condition (number 4 in the "Notice of Decision"), that the homeowner completes the landscaping (topsoil and grass seeded) of the boulevard from the property line to the curb as per the development agreement, prior to August 31, 2023.

**CARRIED**

**6.9 DP2022-129 – 8621 – 24 Avenue, Coleman (Lot 34, Block 2, Plan 2210833)**

**MOTION** by Dean Ward to approve DP2022-129 with the added condition number 4 in the "Notice of Decision":

Approve DP2022-129 to construct a "Duplex" (Discretionary Use), with a variance to the height in conjunction with DP2022-128, with conditions as identified by Alternative A in the MPC request for decision package, and the added condition (number 4 in the "Notice of Decision"), that the homeowner completes the landscaping (topsoil and grass seeded) of the boulevard from the property line to the curb as per the development agreement, prior to August 31, 2023.

**CARRIED**

**7. BYLAW AMENDMENTS**

**6.1 Bylaw 1119,2022**

**MOTION** by Kevin Bergeron to accept Bylaw 1119,2022 as information:

**CARRIED**

**8. ROUND TABLE**

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8.1 Campground Standards

8.2 Enforcement – Currently seeking a second Bylaw Officer

8.3 Landfill Update

9. **NEXT MEETING**

9.1 Wednesday August 24, 2022, at 2:00 p.m. in Council Chambers.

10. **IN CAMERA**

11. **ADJOURN**


*MOTION by Dave Filipuzzi to adjourn the meeting at 3:04 p.m.*

**CARRIED**

**Approved By:**

  
\_\_\_\_\_  
Chairperson

Aug 24/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
CAO

August 30, 2022  
\_\_\_\_\_  
Date