

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION MINUTES
WEDNESDAY, September 28, 2022

PRESENT: Justin Ames, Chairperson
Don Montalbetti, Member
Doreen Glavin, Member (Alternate for Dave Filipuzzi)
Dean Ward, Member

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

ABSENT: Gaston Aubin, Vice Chair
Kevin Bergeron, Member
Dave Filipuzzi, 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 Dean Ward to adopt the agenda of September 28, 2022, as presented.

CARRIED

3. CONSENT AGENDA

4. ADOPTION OF MINUTES

It was noted by Don Montalbetti in the minutes of August 24, 2022, that under "Present", Justin Ames title be changed from "Member" to "Chairperson".

MOTION by Don Montalbetti to adopt the minutes of August 24, 2022, as amended.

CARRIED

5. SUBDIVISION APPLICATIONS

5.1 2022-0-136 – Lots 4, Plan 971 1004, and a portion of the NW1/4 Section 21-7-3-W2M/
Municipality of Crowsnest Pass

MOTION by Dean Ward:

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Approve subdivision 2022-0-136 with the resolution as presented, and to modify condition number "4" as follows:

4. That prior to finalization, the applicant shall either remove the driveway from Lot 1MR, Block 3, Plan 8311587, which is currently used for access and a utility right-of-way, or submit an application to the Municipality of the Crowsnest Pass to remove the MR designation from a portion of Lot 1MR, Block 3, Plan 8311587. Additional applications shall be submitted prior to finalization, to redesignate the described lands to Group Country Residential (GCR-1), and to subdivide and consolidate the subject lands to the newly created title to the east, at the expense of the applicant.

CARRIED

- 5.2 **2022-0-139** – Lot 28, Block 5, Plan 1211031, and Lot 15MR, Block 5, Plan 8311587 within NW1/4 Section 21-7-3-W5M/Municipality of Crowsnest Pass

MOTION by Don Montalbetti:

Approve Subdivision 2022-0-136 with the resolution as presented:

CARRIED

6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1 **DP2022-147** – 8625 – 24 Avenue, Coleman (Lot 35, Block 2 Plan 2210833)

MOTION by Dean Ward:

Approve DP2022-147 to construct a "Duplex", (Discretionary Use), with a 2.3% variance to the front yard setback to the property line and a 1.6% variance to the building height, in conjunction with DP2022-149, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

- 6.2 **DP2022-149** – 8629 – 24 Avenue, Coleman (Lot 36, Block 2, Plan 2210833)

MOTION by Doreen Glavin:

Approve DP2022-149 to construct a "Duplex" (Discretionary Use), with a front yard setback variance of 10% and a 1.6% variance to the building height, in conjunction with DP2022-147, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

- 6.3 **DP2022-153** – 7819 – 17 Avenue, Coleman (Lot 4, Block 13, Plan 820L)

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MOTION by Dean Ward:

Approve DP2022-153 to operate a "Fitness Centre" (Yoga Studio) (Discretionary Use), in an existing building, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.4 DP2022-157 – 2574 – 213 Street, Bellevue (Lots 1-4, Block 1, Plan 6099AQ)

MOTION by Dean Ward

Approve DP2022-157 for a "Mixed Use Building" (Discretionary Use), to create long-term rental space of three office spaces, a workshop, storage, a bachelor suite, and a one-bedroom suite within an existing 755.35^{m2} building, with a variance of one parking space for the bachelor suite, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.5 DP2022-158 – 7018 – 19 Avenue, Coleman (Lot 12, Block E, Plan 2446AA)

MOTION by Dean Ward:

Approve DP2022-158 for an existing "Garage up to 67.7m2" (Permitted Use), with a 58% variance to the east side yard setback, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.6 DP2022-163 – 8609 – 1226 – East Hillcrest Drive, Hillcrest Mines (Lot 8, Block 1, Plan 0210159)

Motion by Doreen Glavin:

Approve DP2022-163 for a "Secondary Suite", with conditions as identified by Alternative A in the MPC request for decision package, and that DPP2022-116 be revoked.

CARRIED

7. BYLAW AMENDMENTS

7.1 Bylaw 1129,2022

MOTION by Don Montalbetti to accept Bylaw 1119, 2022 as information:

CARRIED

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8. ROUND TABLE

8.1 Municipal Historic Resources Advisory Committee representative - Recommendation

MOTION by *Dean Ward to accept the letter nominating Gaston Aubin as the Municipal Planning Commission representative to the Municipal Historic Resources Advisory Committee:*

CARRIED

8.2 MPC Membership – Dean Ward discussed that Council may consider a third Council Member to sit on MPC, given the recent challenges with finding members-at-large. This discussion will go to Council in October for consideration.

8.3 Status of applications was discussed.

9. NEXT MEETING

9.1 Wednesday October 26, 2022, at 2:00 p.m. in Council Chambers.

10. IN CAMERA

11. ADJOURN

MOTION by *Doreen Glavin to adjourn the meeting at 3:40 p.m.*

CARRIED

Approved By:



Chairperson

26 Oct 22
Date



CAO

October 28, 2022
Date