

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION MINUTES
WEDNESDAY, FEBRUARY 22, 2023

PRESENT: Justin Ames, Chair
Dave Filipuzzi, Member
Kevin Bergeron, Member
Don Montalbetti, Member
Gaston Aubin, Vice Chair
Sam Silverstone, Member
Dean Ward, Member

ADMINISTRATIVE: Katherine Mertz, Development Officer
Kim Kozak, Development Officer
Johan Van Der Bank, Manager of Development & Trades
Deserie Mosby, Recording Secretary

ABSENT: None.

1. CALL TO ORDER & BOARD INTRODUCTIONS

Meeting called to order at 2:00 p.m. by Justin Ames.

2. ADOPTION OF AGENDA

Additions/Deletions

MOTION by Gaston Aubin to adopt the agenda of February 22, 2023, as presented.

CARRIED

3. CONSENT AGENDA

None.

4. ADOPTION OF MINUTES

With reference to item 6.1 in the Minutes, Sam Silverstone suggested that wording be added to the DP template that speaks to "no liability to the Municipality". Staff suggested that the DP template could be amended by adding the following wording to paragraph (b) under "Important Information and Notes": *"The Applicant/property owner is responsible for the following aspects as may be applicable to this development permit, at the sole risk and responsibility of the Applicant/property owner to the exoneration of the Municipality of Crowsnest Pass from any liability related to these matters, and at no cost to the Municipality of Crowsnest Pass:"*.

MOTION by Dean Ward to adopt the minutes of January 25, 2023, as amended relative to the above.

CARRIED

5. SUBDIVISION APPLICATIONS

None.

6. DEVELOPMENT PERMIT APPLICATIONS

6.1 DP2021-161 - 13509 20 Ave, Blairmore (Lots 7 & 8 Block 1 Plan 2897R)

MOTION by Gaston Aubin to:

Approve DP2021-161, for a 6-month extension of Development Permit 2021-161 to August 31, 2023, to allow the development of an Accessory Building with a Secondary Suite above the main floor, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.2 DP2022-117 - 1308 East Hillcrest Dr, Hillcrest (NE-17-7-3-W5)

Justin Ames recused himself from voting on this application as he is an adjacent landowner (2:15 pm). Gaston Aubin took the chair.

MOTION by Don Montalbetti to:

Approve DP2022-117, to a Contractor General (discretionary) for outdoor storage and maintenance of heavy vehicles and equipment related to the forestry industry, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

Justin Ames resumed Chair (2:18 pm).

6.3 DP2022-197 - SE8-8-7-W5M, Coleman (Lot 1 Block 40 Plan 9813593)

MOTION by Dean Wad to:

Approve DP2022-197, for a Temporary 6-Month Development Permit for "Resource Processing Activities" (discretionary use), with conditions as identified by Alternative A in the MPC request for decision package, and the added or amended conditions, 4 - 7 as follows:

4. This development permit shall be a temporary development permit pursuant to Administration s. 17 in the Land Use Bylaw, and the period for which it shall be valid and during which the use may be operated shall be six months from the date of issuance of the development permit or September 30, 2023 whichever comes first, during which period the development must be carried out and completed, failing which the development permit shall be deemed to be expired, null and void. Pursuant to the Fees, Rates and Charges Bylaw, the applicant shall provide, by no later than **March 31, 2023**, a \$5,000

security deposit to guarantee the completion of the activity authorized under this development permit at the expiry date of the temporary development permit, which security deposit will be refunded at the completion of this permit or shall be forfeited if the activity authorized under this development permit is not completed by the stated deadline. **This development permit will not be issued until this security deposit has been paid, and any work that proceeds without the benefit of a development permit may be at risk of the issuance of a Stop Order and possible fines and penalties being imposed on the landowner / applicant pursuant to the Fees, Rates and Charges Bylaw. Please note: Where activities approved under this development permit need to continue beyond the time period for which this development permit is valid, a new development permit application will be required to consider an extension of the timelines.**

5. Pursuant to Administration s. 17.3 of the Land Use Bylaw and the Fees, Rates and Charges Bylaw, the applicant shall provide, by no later than **March 31, 2023**, a \$5,000 security deposit to guarantee the cessation of the use at the expiry date of the temporary development permit, which security deposit will be refunded at the cessation of the activity authorized under this development permit or shall be forfeited if the activity authorized under this development permit is not ceased by the stated deadline, regardless of whether it is completed or not. (See condition #4) **This development permit will not be issued until this security deposit has been paid, and any work that proceeds without the benefit of a development permit may be at risk of the issuance of a Stop Order and possible fines and penalties being imposed on the landowner / applicant pursuant to the Fees, Rates and Charges Bylaw.**
6. Pursuant to the Fees, Rates and Charges Bylaw, the applicant shall provide, by no later than March 31, 2023, a \$5,000 security deposit to guarantee the construction of a berm pursuant to the attached approved site plan and the execution and registration on the certificates of land title of a Restrictive Covenant to protect the berm for the benefit of the adjacent property SW 8-7-4-W5 (Title 171275447), all to the satisfaction of the development office (see conditions #7 and #8), which security deposit will be refunded at the completion of the berm or shall be forfeited if the berm is not completed by the stated deadline. **This development permit will not be issued until this security deposit has been paid, and any work that proceeds without the benefit of a development permit may be at risk of the issuance of a Stop Order and possible fines and penalties being imposed on the landowner / applicant pursuant to the Fees, Rates and Charges Bylaw.**
7. The landowner shall construct a berm as part of the site plan to include a berm 6ft in height and approximately 200ft in length running north / south along the east side of the internal roadway, which also runs north south from the subject property into the campground on the adjacent property. The

berm construction shall be completed by the expiry date of this temporary development permit (see condition #4). Where the construction of the berm needs to continue beyond the time period for which this development permit is valid, a new development permit application will be required to consider an extension of the timelines. **Failure to comply with this condition the development permit condition shall be enforced through a stop order and possible fines and penalties being imposed on the landowner / applicant pursuant to the Fees, Rates and Charges Bylaw.**

CARRIED

6.4 DP2022-204 - 8402 15 Avenue, Coleman (Lot 8 Block 20 Plan 3387AE)

MOTION by Dave Filipuzzi to:

Approve DP2022-204, for an Accessory Building (Shed) up to 72.83m² (permitted use), with variances to the east side yard setback of 63% and the maximum lot coverage of 40%, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.5 DP2023-004 - 2829 214 Street, Bellevue (Lot 28 Block 5 Plan 1211031)

MOTION by Dean Ward to:

Approve DP2023-004, for an Accessory Building (Garage) (permitted use) with a variance to the east and rear yard setbacks by 25% and height by 56%, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.6 DP2023-007 - 13318 15 Avenue, Blairmore (Lots 4-6 Block 18 Plan 3380T)

MOTION by Dave Filipuzzi to:

Approve DP2023-007, for a Single-family dwelling and Accessory Buildings (permitted uses) with variances to setbacks, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.7 DP2023-012 - 8341 20 Avenue, Coleman (Lot 25-26 Block 14 Plan 0411851)

MOTION by Kevin Bergeron to:

Approve DP2023-012, for a "Third Party Sign" (discretionary use) , with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.8 DP2023-021 - 8341 20 Avenue, Coleman (Lot 26 Block 14 Plan 0411851)

MOTION by Gaston Aubin to:

Approve DP2023-021, for a "Fascia Sign" (permitted use) with a variance to its location relative to the roofline / top of parapet, with conditions as identified by Alternative A in the MPC request for decision package, and the added condition as follows:

1. The applicant shall remove the existing lower sign currently not in use or make an application for the use of this sign. **Failure to do so by September 30, 2023 or within 6 months of the issuance of this development permit, whichever comes first, shall result in this condition being enforced through a stop order and possible fines and penalties being imposed on the landowner / applicant pursuant to the Fees Rates and Charges Bylaw.**

CARRIED

6.9 DP2023-TH001 - 7931 17 Avenue, Coleman (Lot 6 Block 14 Plan 820L)

MOTION by Kevin Bergeron to:

Approve DP2023-TH001, to operate a "Short-Term Rental / Bed & Breakfast" (discretionary use) with a variance to the parking standard, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.10 DP2023-TH003 - 13551 15 Avenue, Blairmore (Lot 16 Block 5 Plan 7811218)

MOTION by Dean Ward to:

Approve DP2023-TH003, to operate a "Short-Term Rental / Bed & Breakfast" (discretionary use), with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

7. BYLAW AMENDMENTS

7.1 Bylaw 1139, 2022 Schedule A

7.2 Bylaw 1141, 2023 Schedule A

MOTION by Dave Filipuzzi to accept Bylaw 1139, 2022, and Bylaw 1141, 2023 as information:

CARRIED

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8. APPEALS

8.1 STOP ORDER - SW8-8-4-W5, Coleman

8.2 DP2022-ST059 - 22614 8 Avenue, Hillcrest (Lot 21-22 Block 42 Plan 5150S)

8.3 DP202-ST065 - 13321 21 Avenue, Blairmore (Lot 7 Block 11 Plan 3319I)

MOTION by Dean Ward to accept appeals as information:

CARRIED

9. ROUND TABLE DISCUSSIONS

None.

10. NEXT MEETING

10.1 Next Meeting, Wednesday, March 22, 2023, at 2:00 PM

Council Chambers, Municipal Office


10. IN CAMERA

11. ADJOURN

MOTION by Don Montalbetti to adjourn the meeting at 3:35 p.m.

CARRIED

Approved By:



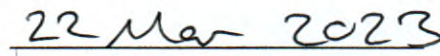
Recording Secretary



Date



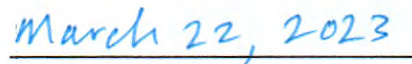
Chairperson



Date



Manager of Development and Trades



Date