



Municipality of Crowsnest Pass
Municipal Planning Commission Minutes
Wednesday, XXXXX, at 2:00 PM
October 25, 2023

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

ADMINISTRATIVE: Katherine Mertz, Development Officer
Johan Van Der Bank, Manager of Development & Trades
Shay Sawatzky, Assistant Development Officer
Sasha Lassey, Assistant Development Officer - Recording Secretary

ABSENT: Don Montalbetti, Member (apology)
Joanne Tulk, Member (apology)
Ryan Dyck, ORRSC (apology)

1. **CALL TO ORDER**

Justin Ames called the meeting to order at 2:03 pm.

2. **ADOPT AGENDA**

Amendments:

6.1 ~~DP2022-159~~ **DP2023-159** – 2521 Tecumseh Road, Coleman (Lot 3 Block 4 Plan 9712331)

6.2 ~~DP2022-167~~ **DP2023-161** – 3607 18 Avenue, Coleman (Lot 4-5 Block 1 Plan 8210039)

10.1 Next Meeting November ~~22~~, 2023

MOTION by Dean Ward to accept the agenda as amended.

CARRIED

3. **ADOPTION OF MINUTES**

MOTION by Gaston Aubin to adopt the minutes of September 20, 2023, as presented.

CARRIED

4. **CONSENT AGENDA**

MOTION by Dean Ward to accept ORRSC Periodical Fall 2023 – Liquor and land use as information.

CARRIED

5. **SUBDIVISION APPLICATIONS**

MOTION by Dean Ward approve Subdivision Application 2023-0-135 – Lot 6, Block 1, Plan 081 2254 within NE1/4 34-7-4-W5M / Municipality of Crowsnest Pass with an amendment to the conditions as follows:

Addition: Condition 4 – That a party wall agreement be established pursuant to Section 71 of the Land Titles Act.

CARRIED

6. **DEVELOPMENT PERMIT APPLICATIONS**

6.1 **DP2023-159 – 2521 Tecumseh Road, Coleman (Lot 3 Block 4 Plan 9712331)**

MOTION by Dave Filipuzzi to:

Approve DP2022-159, for an Addition (65.4m²) to an existing "Accessory Building over 95.2m²" (Garage 138.16m²) (discretionary use) and for two (2) existing "Accessory Buildings up to 95.2m²" (permitted use), with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.2 **DP2023-161 – 3607 18 Avenue, Coleman (Lot 4-5 Block 1 Plan 8210039)**

MOTION by Dean Ward to:

Approve DP2023-161, for "Recreational Vehicle Storage" (discretionary use) and "Mini Storage Facilities" (discretionary use) with an 80% variance to the front yard setback and a 100% variance to the side and rear yard setbacks, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.3 DP2023-164 – 8720 24 Avenue, Coleman (Lot 7 Block 33 Plan 9711299)

MOTION by Dave Filipuzzi to:

Approve DP2023-164, for an “Accessory Building over 95.2m² in area” (Storage Building 222.96m²) (discretionary use) with a 60% variance to the front yard setback., with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.4 DP2023-173 – 2013 135 Street, Blairmore (Lot 11-12 Block 1 Plan 2897R)

MOTION by Dave Filipuzzi to:

Approve DP2023-173, for an addition to a “Single-Family Dwelling” with a Front and Rear Porch (permitted use) and for an existing “Accessory Building up to 72.8m²” (Garage - 59.2m²) (permitted use) with a 56% variance to the rear yard setback from 1.2m to 0.53m, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

7. BYLAW AMENDMENTS

7.1 Bylaw 1161, 2023 – Proposed Road Closure

7.2 Bylaw 1162, 2023 – Land Use District Redesignation

7.3 Bylaw 1163, 2023 – Land Use District Redesignation

7.4 Omnibus No. 3 Land Use Bylaw Amendment Summary of Key Changes and Draft Land Use Matrix

Johan van der Bank provided an update and reviewed a summary of proposed key changes to the Land Use Bylaw under Omnibus No. 3 including:

- Council workshop held on October 4, 2023; changes from feedback implemented,
- 1st Reading will be scheduled for either November 14 or 28, 2023; will remain open for feedback, comments, or additional changes,
- The focus is to cut down on red tape through the development process, especially in moving several uses from discretionary to permitted.

MOTION by Dave Filipuzzi to accept the bylaw amendments as information.

CARRIED

8. APPEALS

Katherine Mertz provided an update to the committee on the appeal held on September 21, 2023, for DP2023-122. The appeal was upheld by the Subdivision and Development Appeal Board and the Development Permit Application was approved subject to conditions.

Johan van der Bank also provided an update to the committee regarding the status of the SDAB. Council has directed that the Municipality will be joining the Regional Subdivision and Development Appeal Board through Oldman River Regional Services Commission (ORRSC) and the CAO will be reflecting the change within a revised bylaw.

9. ROUND TABLE DISCUSSION

10. NEXT MEETING

Next Meeting November 22, 2023

Tentative December meeting December 13, 2023

11. IN CAMERA

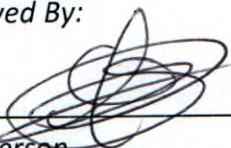
12. ADJOURN

MOTION by Dave Filipuzzi to adjourn the meeting at 2:39 pm.

CARRIED

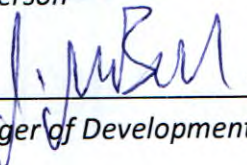
APPROVAL OF MINUTES

Approved By:



Chairperson

22 NOV 2023
Date



Manager of Development and Trades

November 22, 2023
Date