



Municipality of Crowsnest Pass
Municipal Planning Commission Minutes
Wednesday, December 13, 2023, at 2:00 PM

- PRESENT:** Gaston Aubin, Vice Chair
Dave Filipuzzi, Member
Sam Silverstone, Member
Dean Ward, Member
Joanne Tulk, Member
- ADMINISTRATIVE:** Katherine Mertz, Development Officer
Johan Van Der Bank, Manager of Development & Trades
Shay Sawatzky, Assistant Development Officer – Recording Secretary
- ABSENT:** Justin Ames, Chair (Apology)
Don Montalbetti, Member (No Apology)
Sasha Lassey, Assistant Development Officer
Ryan Dyck, ORRSC
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1. **CALL TO ORDER**

Gaston Aubin called the meeting to order at 2:02 pm.

2. **ADOPT AGENDA**

Addition: 6.4 DP2023-183 – 2949 222 Street, Bellevue (Lot 13-14 Block 14 Plan 6224Y)

MOTION by Dean Ward to adopt the agenda, as amended.

CARRIED

3. **CONSENT AGENDA**

4. **ADOPTION OF MINUTES**

MOTION by Dave Filipuzzi to adopt the minutes of November 22, 2023, as presented.

CARRIED

5. **SUBDIVISION APPLICATIONS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

6.1 DP2023-063 REVISION – 12915 19 Avenue, Blairmore (Lot 3 Block 1 Plan 0311508)

MOTION by Dean Ward to:

Approve DP2023-063, for a "Temporary Storage Yard" (including a canvas covered structure, fenced area, three-cargo trailers, two-flat deck trailers, three-side by sides, covered lumber and signage materials, two pick-up trucks and one Recreational Vehicle) (discretionary use) and a "Shipping Container, accessory to an approved use" (discretionary uses) for five years with conditions as identified by Alternative A in the MPC request for decision package and add the condition as follows::

*The landowner shall provide an opaque fence for the purpose of screening the "Temporary Storage" from public view, pursuant to the Land Use Bylaw, Schedule 4, sections 10.1 and 22. For Greater clarification, all items listed as Temporary Storage other than the approved Shipping Container, shall be screened from public view to the satisfaction of the Development Authority by no later than **June 30, 2024**.*

CARRIED

6.2 DP2023-182 - 13001 16 Avenue, Blairmore (Lot 19-20 Block 33 Plan 2933AA)

MOTION by Dave Filipuzzi to:

Approve a "Secondary Suite - Detached" with a balcony and within a detached garage (discretionary use) and revoke permit DP2023-163, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.3 DP2023-TH021 - 2306 77 Street, Coleman (Lot 1 Block 2 Plan 881DK)

MOTION by Joanne Tulk to:

Approve a "Tourist Home" (discretionary use) with the option of on-street (off-site) tandem parking in the lane until December 31, 2024, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.4 DP2023-183 - 2949 222 Street, Bellevue (Lot 13-14 Block 14 Plan 6224Y)

MOTION by Joanne Tulk to:

Approve an existing "Single-detached Dwelling" (permitted use) with a side yard variance beyond the variance authority of the Development Officer; Two existing "Accessory Buildings" (raised decks attached to the "Single-detached Dwelling") (permitted use); and One existing "Accessory Building up to 72.8m²" (Shed - 9.3m²) (permitted use); and For a proposed "Secondary Suite, Attached" (permitted use) with a variance to allow tandem parking, with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

7. BYLAW AMENDMENTS

8. APPEALS

9. IN CAMERA

10. ROUND TABLE DISCUSSION

Johan van der Bank informed the Committee of the new Development Permit format with revisions and additions, following a legal opinion.

Johan van der Bank informed the Committee of the new Safety Codes contract with The Inspections Group Inc. (T.I.G.I).

Dean Ward presented his thoughts of the outlook for future development activity as a result of anticipated mining and exploration in the area.

A presentation was made to Gaston Aubin in appreciation for his invaluable contributions and dedicated service.

11. NEXT MEETING

11.1 Next Meeting January 24, 2024

12. IN CAMERA

13. ADJOURN

MOTION by Dave Filipuzzi to adjourn the meeting at 2:45 pm.

CARRIED

APPROVAL OF MINUTES

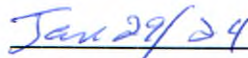
Approved By:



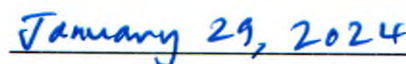
Chairperson



Manager of Development and Trades



Date



Date