



Municipality of Crowsnest Pass
Municipal Planning Commission Minutes
Wednesday, February 28, 2024, at 2:00 PM

- PRESENT:** Sam Silverstone, Vice-Chair
Dave Filipuzzi, Member
Dean Ward, Member
Doreen Johnson - Member
- ADMINISTRATIVE:** Ryan Dyck, ORRSC
Patrick Thomas, CAO
Johan Van Der Bank, Manager of Development & Trades
Katherine Mertz, Development Officer
Shay Sawatzky, Assistant Development Officer – Recording Secretary
- ABSENT:** Sasha Lassey, Assistant Development Officer
Justin Ames, Chair (Apologies)
Don Montalbetti, Member (Apologies)
Joanne Tulk, Member (Apologies)
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1. **CALL TO ORDER**

Sam Silverstone called the meeting to order at 2:02 pm.

2. **ADOPT AGENDA**

2.1 **Additions**

Sentry Six Water Report added to Item 5.1

Change of Subdivision Presentation Order, presenting Item 5.1 last.

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

CARRIED

3. **CONSENT AGENDA**

4. **ADOPTION OF MINUTES**

MOTION by Dean Ward to adopt the minutes of January 24, 2024, as amended, showing Ryan Dyck as Present (correction made by Doreen Johnson).

CARRIED

5. SUBDIVISION APPLICATIONS

5.1 Subdivision 2023-0-165 NW1/4 15-8-5-W5M

MOTION by Dean Ward to approve, with amendments to the conditions as follows:

- Correct condition number 4 to show Bylaw 1162, 2023 instead of Bylaw 1165, 2023.
- Clarify condition 2 to state that road widening shall be measured a minimum of 10 m from the centerline of the existing road surface.
- Add to condition 3 that the applicant shall meet the Transportation Manager at the parking lot to confirm traffic safety considerations, orientation, and dimensions of the MR parcel for the parking lot.
- Reword condition 5 to include the installation of either a cistern or an oversized pressure expansion tank.

CARRIED

5.2 Subdivision 2024-0-011 Lot 38, Block 17, Plan 1810282 and Lots 16-18, Block 17, Plan 2347BS all within NW1/4 35-7-4-W5M and SW1/4 2-8-4-W5M

MOTION by Dave Filipuzzi to approve, as presented.

CARRIED

5.3 Subdivision 2024-0-019 Lots 16-18, Block 14, Plan 3319I within NE1/4 35-7-4-W5M

MOTION by Dean Ward to approve, with an amendment to strike out condition 5 to not require an easement agreement on the rear lane, because it will be common property in a bareland condominium plan of subdivision.

CARRIED

6. DEVELOPMENT PERMIT APPLICATIONS

6.1 DP2023-061 **UPDATE** - N/A Coleman (Lot 1 Block 40 Plan 9813593)

Traffic Plan for "Contractor General" (Landcraft Design Inc. landscaping business)

MOTION by Doreen Johnson to approve, as presented.

CARRIED

6.2 DP2024-003 – 1817 116 Street, Blairmore (Lot 21 Block 1 Plan 8010276)

For an existing "Accessory Building up to 72.8m²" (Raised Deck) (permitted use); and
For an existing "Accessory Building up to 72.8m²" (Shed - 11.16m²) with a 75% variance to the side yard setback

MOTION by Dave Filipuzzi to approve, as presented.

CARRIED

6.3 **DP2024-006 – 12125 21 Avenue, Blairmore (Lots 11 – 13 Block 16 Plan 2347BS)**

For an existing "Accessory Building over 72.8m²" (garage with carport addition - 86.86m²) (discretionary use) with a 13% variance to the rear yard setback; and

For two existing "Accessory Buildings up to 72.8m²" (Shed 4.3m²) (permitted use) and (Shed 12.7m²) (front yard location - discretionary use with an 80% variance).

MOTION by Dean Ward to approve, as presented.

CARRIED

7. **BYLAW AMENDMENTS**

8. **APPEALS**

8.1 DP2023-063 **UPDATE** – 12915 19 Avenue, Blairmore (Temporary Storage Yard) – received for information.

9. **IN CAMERA**

10. **ROUND TABLE DISCUSSION**

10.1 Land-Use Bylaw prevails over Restrictive Covenant – received for information.

11. **NEXT MEETING**

11.1 Next Meeting March 27, 2024

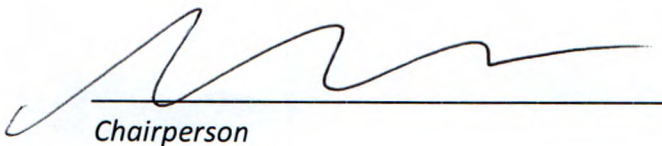
12. **ADJOURN**

MOTION by Dave Filipuzzi to adjourn the meeting at 3:41 pm.

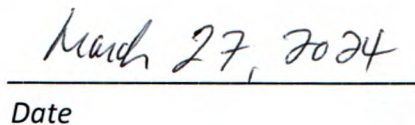
CARRIED

APPROVAL OF MINUTES

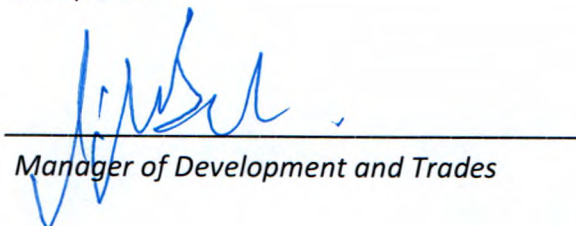
Approved By:



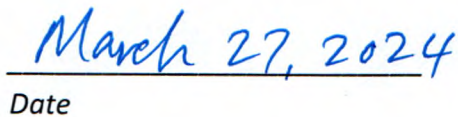
Chairperson



Date



Manager of Development and Trades



Date