



Municipality of Crowsnest Pass  
Municipal Planning Commission Minutes  
Wednesday, February 26, 2025, at 2:00 PM

---

- PRESENT:** Dean Ward, Chair  
Sam Silverstone, Vice Chair  
Gaston Aubin, Member  
Dave Filipuzzi, Member  
Doreen Johnson, Member  
Gus Kollee, Member  
Glenn Smith, Member
- ADMINISTRATIVE:** Katherine Mertz, Development Officer  
Johan Van Der Bank, Manager of Development & Trades  
Ryan Dyck, ORRSC  
Shay Sawatzky, Recording Secretary

**ABSENT:**

---

**1. Call to Order**

The chair called the meeting to order at 2:01 pm.

**2. Agenda**

**MOTION** by Gaston Aubin to accept the agenda with the following amendments:

**Addition to Agenda - Round Table Discussion:**

DP2025-014 – 506 226 Street, Hillcrest – Lot 2, Block 46, Plan 8310039

**CARRIED**

**3. Minutes**

**MOTION** by Dave Filipuzzi to adopt the minutes of January 22, 2025, as presented.

**CARRIED**

**4. Consent Agenda**

**MOTION** by Doreen Johnson to accept Heritage Views – Issue 78, March 2025 and ORRSC Periodical – “Exemptions in Planning”, Winter 2025 for information.

**CARRIED**

5. **Requests for Decision - Subdivision Applications**

5.1 **Subdivision 2024-0-190 – Lot(s) 8 & 9, Block D, Plan 2446AA within NW ¼ 8-8-4-W5M**

**MOTION** by Gus Kollee to approve Subdivision Application 2024-0-190 with the resolution provided.

**CARRIED**

5.2 **Subdivision 2025-0-009 – NW ¼ 34-7-4-W5M**

**MOTION** by Dave Filipuzzi to approve Subdivision Application 2024-0-009 with the resolution provided and the following additions:

**Easements, Condition No. 3** – in the pre-amble to condition 3, add “and f” to the bracketed “(a, b, and d)”.

**Easements, Condition No. 3 (f)** “Over Lot 3 by plan of survey for the benefit of the NW ¼ containing LSD 12 and LSD 13, along with an agreement.”

**Add a new condition 6 and renumber subsequent conditions accordingly:**  
**Utility Right of Way, Condition No. 6** “That a utility right-of-way be established in favour of ATCO Gas, along with a corresponding agreement for the same, prior to finalization of the application and registered concurrently on title pursuant to Section 69 of the Land Titles Act.”

**CARRIED**

6. **Requests for Decision – Development Permit Applications**

6.1 **DP2025-006 – 7601 17 Avenue, Coleman – Lot 10, Block 11, Plan 820L**

**MOTION** by Glenn Smith to approve DP2025-006 with conditions as identified by Alternative A in the MPC request for decision package. The approval of this permit revokes previously issued permit, DP2024-157.

**CARRIED**

6.2 **DP2025-009 – 2549 Tecumseh Road, Coleman – Lot 8, Block 5, Plan 1011120**

**MOTION** by Doreen Johnson to approve DP2025-009 with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

6.3 **DP2025-010 – 13343 20 Avenue, Blairmore – Lot(s) 7 – 10, Block 7, Plan 3319I**

**MOTION** by Gus Kollee to approve DP2025-010 with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**



**6.4 DP2025-012 – 12817 21 Avenue, Blairmore – Lot 1, Block 21, Plan 8147JK**

**MOTION** by Gus Kollee to approve DP2025-012 with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**7. Land Use Bylaw Amendments**

None

**8. Appeals**

None

**9. Round Table Discussion**

**9.1 Discussion of DP2025-014 – 506 226 Street, Hillcrest – Lot 2, Block 46, Plan 8310039**

The file DP2025-014 was presented to the Committee for discussion and feedback only (the approval of a moved-in dwelling as a discretionary use is delegated to the Development Officer, who thought it prudent to bring the item to MPC for an informal review prior to issuing the Notice of Decision to approve the application).

**MOTION** by Gus Kollee to receive and discuss the information, and that no concerns were expressed.

**CARRIED**

**10. In Camera**

None

**11. Next Meeting**

Next meeting March 26, 2025, at 2:00 pm.

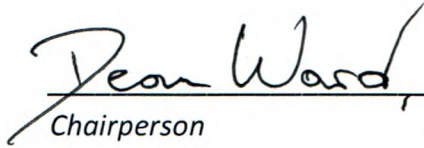
**12. Adjourn**

**MOTION** by Gus Kollee to adjourn the meeting at 2:45 pm.

**CARRIED**

**13. Signing of Minutes**

*Approved By:*

  
\_\_\_\_\_  
*Chairperson*

*March 26, 2025*  
\_\_\_\_\_  
*Date*

  
\_\_\_\_\_  
*Manager of Development and Trades*

*March 26, 2025*  
\_\_\_\_\_  
*Date*