

**Meeting Minutes of the  
Municipal Planning Commission  
December 3, 2019 6:00 pm  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

Commission: Reeve Brian Hammond, Quentin Stevick, Terry Yagos, and Member Michael Gerrand and Chairman Jim Welsch

Staff: CAO Troy MacCulloch, Director of Development and Community Services Roland Milligan, and Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning Advisors: ORRSC, Senior Planner Gavin Scott and Assistant Planners Hailey Winder and Max Kelly

Absent: Councillors Bev Everts and Rick Lemire

Chairman Jim Welsch called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Terry Yagos 19/043

Moved that the Municipal Planning Commission Agenda for December 3, 2019, be amended to correct next meeting date to January 7, 2020.

And that the agenda be approved as amended.

Carried

**2. ADOPTION OF MINUTES**

Member Michael Gerrand 19/044

Moved that the Municipal Planning Commission Meeting Minutes for October 1, 2019 be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Terry Yagos 19/045

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:01 pm.

Carried

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**December 3, 2019**

Reeve Brian Hammond 19/046

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:54 pm.

Carried

**4. UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**5. DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2019-40  
Gero Construction Inc.  
Lot 3, Block 1, Plan 8910001  
Motel (Eleven Moved-In Cabins)

Reeve Brian Hammond 19/047

Moved that Development Permit No. 2019-40, for the Motel (Eleven Moved-In Cabins), be approved as presented:

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
- 2. That the applicant enter into a Development Agreement with the municipality for the development of that portion of Railway Street west of Third Avenue to provide access to the parcel.

Variance(s):

- 1. That a 11.75 metre (29%) Setback Distance Variance be granted, for the buildings adjacent to the north boundary of the parcel, from the railway right-of-way north of and adjacent to Railway Street, from the minimum 40 metre required setback, for a Setback Distance of 28.25 metres from the railway right-of-way as required in Land Use Bylaw 1289-18.

Denied

Reason provided by Municipal Planning Commission:

Development Permit 2019-40 was denied on the grounds that an 11.75 metre (29%) Setback Distance Variance is too large of a deviation from the Setback Distance of 40 metres as required in Land Use Bylaw 1289-18.

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**December 3, 2019**

**6. DEVELOPMENT PERMIT APPLICATIONS**

- b. Development Permit Application No. 2018-83 Amendment  
Nova Gas Transmission Ltd.  
Ptn. NE 2-10-2 W5M  
Temporary Workforce Construction Camp

Councillor Quentin Stevick

19/047

Moved that Development Permit No. 2018-83 Amendment, to allow for the addition of one further dormitory unit for the temporary workforce construction camp, be approved, subject to the following conditions, variance and Informative;

Condition(s):

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

Informative(s):

- 1. This permit is a temporary permit issued for a term of two (2) years, commencing at the date of issue of the original permit, November 14, 2018. If the applicant requires a further time extension, an application will be required to be made to the development authority.

Carried

**7. DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Terry Yagos

19/048

Moved that the Development Officer's Report, for the period October and November 2019, be received as information.

Carried

**8. CORRESPONDENCE**

Nil

**9. NEW BUSINESS**

Nil

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
December 3, 2019

10. **NEXT MEETING** – January 7, 2020; 6:30 pm.

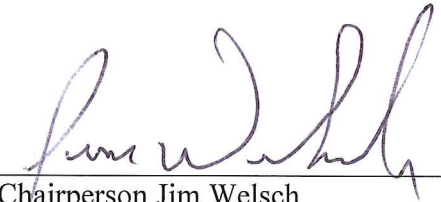
11. **ADJOURNMENT**

Councillor Terry Yagos

19/049

Moved that the meeting adjourn, the time being 7:02 pm.

Carried



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Chairperson Jim Welsch  
Municipal Planning Commission



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Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission