

**Meeting Minutes of the  
Special Municipal Planning Commission  
March 15, 2021 2:00 pm, via Virtual Meeting  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Terry Yagos, Bev Everts, Rick Lemire, Quentin Stevick

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

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott

Chairman Jim Welsch called the meeting to order, the time being 2:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Quentin Stevick 21/016

Moved that the agenda be approved as presented.

Carried

**2. CLOSED MEETING SESSION**

Reeve Brian Hammond 21/017

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 2:04 pm.

Carried

Councillor Rick Lemire 21/018

Moved that the Municipal Planning Commission open the meeting to the public, the time being 3:34 pm.

Carried

**3. RECESS**

Reeve Brian Hammond 21/019

Moved that Municipal Planning Commission declare recess of the Special Municipal Planning Commission meeting until Friday, March 19<sup>th</sup>, 2021 at 9:00 am, the time being 3:35 pm.

Carried

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**March 15, 2021**

**RECONVENE**

Reeve Brian Hammond 21/020

Moved that Council declare the Special Council meeting reconvened, on Friday, March 19<sup>th</sup>, 2021 the time being 9:00 am with the following Commission/Staff members in attendance:

Commission: Chairman Jim Welsch, Reeve Brian Hammond, Councillors' Terry Yagos, Bev Everts, and Rick Lemire

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

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott

Carried

Absent: Councillor Quentin Stevick

Chairman Jim Welsch called the meeting to order, the time being 9:00 am.

**4. CLOSED MEETING SESSION**

Councillor Rick Lemire 21/021

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 9:00 am.

Carried

Councillor Terry Yagos 21/022

Moved that the Municipal Planning Commission open the meeting to the public, the time being 9:30 am.

Carried

**5. DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2021-09**  
**Michelson Holdings Ltd. / Southwest Concrete Ltd.**  
**Lot 24, Block 17, Plan 1010825**  
**Concrete Plant**

Councillor Rick Lemire

21/023

Moved that Development Permit No. 2021-09, for a Concrete Plant Rebuild be approved as amended:

**Condition(s):**

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.**
- 2. That the development be constructed as per the submitted plans.**
- 3. That the developer adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.**
- 4. That the developer submit proof of valid registration with Alberta Environment as required under the Code of Practice for Concrete Producing Plants.**
- 5. That the developer install either a concrete or asphalt apron from the gated entrance to the paved edge of Railway Street prior to commencement of plant operations.**
- 6. That the developer install privacy slats, or similar screen technology, technology in the existing chain link fence adjacent to Railway Street to be approved by the development authority, and installed prior to plant operation.**
- 7. That the developer plant a row trees or shrubs to the satisfaction of the Development Authority, within the north boulevard of Railway Street, to be completed within one (1) year of building occupancy.**
- 8. Notwithstanding Bylaw No. 1256-14, being the Noise Bylaw, the developer shall restrict hours of operation to Monday to Saturday only, between the hours of 6:00am and 10:00pm. With the understanding that extended operating hours may be required for specific work, the developer shall contact the municipality and the adjacent landowners of any planned operation outside these established times.**
- 9. That the developer maintain a comprehensive dust control program for the entire site with provisions for dry conditions regardless of the season, a copy of which be provided to the municipality prior to plant operation.**
- 10. Prior to plant operation, the developer place a sign on the south facing fence for the purpose of providing the company contact information and the Alberta Environment and Parks 24-Hour Response Line (toll-free within Alberta 1-800-222-6514).**

**Variance(s):**

- 1. A 4.72 meter variance of the 15.24 meter height requirement is granted for a silo height of 19.96 meters.**

**Informative(s):**

- 1. The developer is encouraged to participate in further community engagement to enhance neighboring relationships.**

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
March 15, 2021

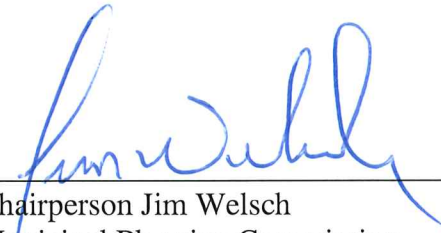
6. **ADJOURNMENT**

Councillor Terry Yagos

21/024

Moved that the meeting adjourn, the time being 9:32 am.

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