

**Meeting Minutes of the
Municipal Planning Commission
May 2nd, 2023 6:30 pm
Council Chambers**

ATTENDANCE

Commission: Chairman Jim Welsch, Member at Large Jeff Hammond, Reeve Rick Lemire, Councillors Harold Hollingshead and John MacGarva, Dave Cox and Tony Bruder

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

Chairman Jim Welsch called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 23/021

Moved that the agenda for May 2nd, 2023, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Reeve Rick Lemire 23/022

Moved that the Municipal Planning Commission Meeting Minutes for April 4th, 2023 be approved as presented.

Carried

4. CLOSED MEETING SESSION

Reeve Rick Lemire 23/023

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 6:34 pm.

Carried

Councillor Harold Hollingshead 23/024

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 2, 2023

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:32 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-17**
Carter Marr
NW 21-3-29 W4
Secondary Farm Residence

Councillor Tony Bruder

23/025

Moved that Development Permit No. 2023-17, for a Secondary Farm Residence, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.
3. That the existing manufactured home is removed from the property once occupancy occurs in the new residence.
4. That the current open discharge septic system be removed concurrently with the removal of the existing manufactured home. The applicant is responsible to notify the Development Officer of when removal occurs.

Carried

- b. **Development Permit Application No. 2023-18**
Ledcor Highways Ltd
SW 37-7-2 W5
Construction/Field/Work Camp

Councillor John MacGarva

23/026

Moved that Development Permit No. 2023-18, for a Construction/Field/Work Camp, be approved as presented.

Condition(s):

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 2, 2023

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
2. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.
3. That all water must be drawn from potable water tanks.
4. That all septic disposal shall be hauled off site to an appropriate dumping site.
5. That the applicant must apply approved dust control product to affected Municipal roads to the site, as required, to the satisfaction of the Development Officer and Public Works Manager.
6. That this permit expires on August 1st 2023, which requires all trailers and accessory equipment to be removed upon expiry.

Carried

c. Development Permit Application No. 2023-19
Sophie LaRocque
Lot 1, Block 1, Plan 2201365 within SW 18-3-29 W4
Country Inn

Member at Large Jeff Hammond

23/027

Moved that Development Permit No. 2023-19, for the purpose of a Country Inn, be denied, as the development does not meet the definition of Country Inn. Section 6.39 under Land Use Bylaw 1289-18 requires that the use be an “owner-occupied establishment”. As this site is not owner occupied the MPC finds that Section 48.4 has not been met in that the existing use is not secondary to the intended principle development of a primary residence for the owner.

And further, the MPC having received letters of opposition has determined the proposed development would materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The MPC base this determination due to insufficient information regarding Land Use Bylaw 1289-18 Section 48.6 “(b) the impact of the proposed use on the existing water and sewer systems; (d) potential traffic generation, and parking requirements; (e) buffering or other techniques design to limit any interference with other uses or the peaceful enjoyment of neighbouring parcel and consistency with other development in the surrounding area/land use districts in terms of nature and intensity of use.” Without this information, the MPC cannot determine whether the proposal is suitable for the location.

Carried

d. Development Permit Application No. 2023-21
Cam and Deanne Bertsch
Lots 1-7, Block 14, Plan 7850 within Beaver Mines
Moved-In Residential Building

Councillor Dave Cox

23/028

Moved that Development Permit No. 2023-21, for a Moved-In Residential Building, be approved as presented.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 2, 2023

Condition(s):

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
2. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.
3. That the applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit # 2023-0034271 – for the approach.
4. That the applicant comply with the Safety Codes Act, Alberta Edition for water and septic.

Carried

7. DEVELOPMENT REPORT

- a. Development Officer's Report

Councillor Tony Bruder

23/029

Moved that the Development Officer's Report, for the period April 2023, be received as information.

Carried

8. CORRESPONDENCE

9. NEW BUSINESS

None

10. NEXT MEETING – June 6th, 2023; 6:30 pm.

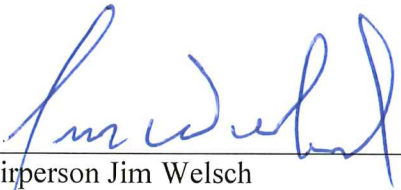
11. ADJOURNMENT

Councillor Harold Hollingshead

23/030

Moved that the meeting adjourn, the time being 7:52 pm.

Carried



Chairperson Jim Welsch
Municipal Planning Commission



Development Officer
Laura McKinnon
Municipal Planning Commission