

**Meeting Minutes of the
Municipal Planning Commission
October 6, 2015, – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Quentin Stevick, Garry Marchuk, and Members Dennis Olson and Bev Garbutt

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, and Executive Assistant Tara Cryderman

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Member Dennis Olson 15/071

Moved that the October 6, 2015 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Reeve Brian Hammond 15/072

Moved that the Municipal Planning Commission Minutes of September 1, 2015, be approved as presented.

Carried

3. IN CAMERA

Member Bev Garbutt 15/073

Moved that MPC and staff move In-Camera, the time being 6:31 pm.

Carried

Member Bev Garbutt 15/074

Moved that MPC and staff move out of In-Camera, the time being 7:25 pm.

Carried

4. **UNFINISHED BUSINESS**

- a. **Development Permit Application No. 2015-48A (Brewery)
Oldman River Brewing Ltd.
Adam and Brittney Wilgosh, and Dan Christensen
Lots 1-4, Block 2, Plan 2177S; Hamlet of Lundbreck
Micro-Brewery**

Member Dennis Olson

15/075

Moved that the following be received:

- 1) The report from the Director of Development and Community Services, dated August 27, 2015
- 2) The email from Norma Ingram, dated August 31, 2015
- 3) The fax from Pauline Winning, dated August 28, 2015
- 4) The letter from Lorna Cannon, dated August 31, 2015
- 5) The public meeting minutes from September 30, 2015
- 6) The powerpoint presentation
- 7) The letter from Larry and Jan Kaludjer
- 8) The email from Barbara Janusz, dated October 2, 2015
- 9) The email from Mike Barkwith, dated October 2, 2015
- 10) The email from Mary Ann Kyлло, dated September 30, 2015
- 11) The email from Norma Ingram and Brent Dewart, dated September 30, 2015
- 12) The email from Brittney Wilgosh, dated October 5, 2015
- 13) The site plan
- 14) The parking site plan
- 15) The document entitled "Environmental Regulations and Best Management Practices – Fermentation Operations,

And that Development Permit Application No. 2015-48A be approved, subject to the following:

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08
2. That a copy of all required Alberta Gaming and Liquor Commission licences be forwarded to the municipality prior to commencement.
3. That the chiller be located or configured in such a manner, so as to mitigate any negative noise impacts that may arise from its normal operation on adjacent residential properties, and further that the proposed configuration be to the satisfaction of the Development Authority.

Carried

- b. **Development Permit Application No. 2015-48B (Tap Room/Retail/Entertainment Establishment)
Oldman River Brewing Ltd.
Adam and Brittney Wilgosh, and Dan Christensen
Lots 1-4, Block 2, Plan 2177S; Hamlet of Lundbreck
Micro-Brewery**

Councillor Fred Schoening

15/076

Moved that the report from the Director of Development and Community Services, dated August 27, 2015, be received;

And that Development Permit Application No. 2015-48B be approved subject to the following Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That copies of all required Alberta Gaming and Liquor Commission licences be forwarded to the municipality prior to commencement.
3. That copies of any and all approvals from Alberta Health Services be forwarded to the municipality prior to commencement.
4. That the hours of operation for the Tap Room/Retail Store/Entertainment Establishment shall be from 10:00 am to 8:00 pm.
5. That this development meets the minimum provisions of Section 52 (Off Street Parking and Loading Requirements) of the Land Use Bylaw 1140-08.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2015-53
William and Louise Byrne
NE 35-9-3 W5M
Accessory Building – Setback Variance Required**

Councillor Garry Marchuk

15/077

Moved that report from the Director of Development and Community Services, dated September 29, 2015, regarding Development Permit Application No. 2015-53, be received;

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
October 6, 2015

And that Development Permit Application No. 2015-53 be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Waiver(s):

1. That a 13 metre Front Yard Setback Variance be issued, from the minimum 50 metre Setback from an Developed Road Allowance requirement, for a Front Yard Setback of 37 metres.

Carried

b. Development Permit Application No. 2015-54
Steve Oczkowski
SE 27-6-2 W5M
Private Shooting Range

Councillor Fred Schoening

15/078

Moved that the report from the Director of Development and Community Services, dated September 29, 2015, regarding Development Permit Application No. 2015-54, be received;

And that Development Permit Application No. 2015-54 be approved subject to the following Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant supply confirmation that the range complies with the Canadian Firearms Center guidelines.

Carried

c. Development Permit Application No. 2015-55
Alex Carnegie
Lot 1, Block 1, Plan 0211611; NW 26-7-2 W5M
Category 1 WECS

Councillor Quentin Stevick

15/079

Moved that the report from the Director of Development and Community Services, dated September 29, 2015, regarding Development Permit Application No. 2015-55, be received;

And that Development Permit Application No. 2015-55 be approved subject to the following Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the applicant supply a copy of all approvals required by other agencies to be attached to and form part of this permit.

Carried

d. **Development Permit Application No. 2015-58**
William and Christine Trotz
Lot 2, Block 1, Plan 9610744; NW 21-7-2 W5M
Accessory Building and Residential Addition – Setback Variance Required

Councillor Garry Marchuk

15/080

Moved that the report from the Director of Development and Community Services, dated September 29, 2015, regarding Development Permit Application No. 2015-58, be received;

And that Development Permit Application No. 2015-58 be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Waiver(s):

1. That a 20 metre Front Yard Setback Variance be issued for the garage, from the minimum 30 metre Setback from an Developed Road Allowance requirement, for a Front Yard Setback of 10 metres.
2. That a 20.22 metre Front Yard Setback Variance be issued for the Addition to the existing residence, from the minimum 30 metre Setback from an Developed Road Allowance requirement, for a Front Yard Setback of 9.78 metres.

Motion Defeated

Councillor Quentin Stevick

15/081

Moved that Development Permit Application No. 2015-58 be denied because the proposed development does not comply with the 30m minimum front yard setback requirement for the Grouped Country Residential land use district, within Land Use Bylaw 1140-08.

Carried

6. **DEVELOPMENT REPORTS**

Reeve Brian Hammond

15/082

Moved that the Development Report for September 2015, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEXT MEETING** – November 3, 2015; 6:30 pm

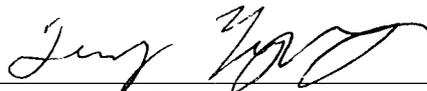
9. **ADJOURNMENT**

Councillor Garry Marchuk

15/083

Moved that the meeting adjourn, the time being 7:32 pm.

Carried



Chairperson Terry Yagos
Municipal Planning Commission



Director of Development and Community
Services Roland Milligan
Municipal Planning Commission