

**Meeting Minutes of the
Municipal Planning Commission
September 6, 2016 – 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

Reeve Brian Hammond 16/066

Moved that the September 6, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 16/067

Moved that the Municipal Planning Commission Minutes of July 5, 2016, be approved as presented.

Carried

3. UNFINISHED BUSINESS

4. IN CAMERA

Councillor Garry Marchuk 16/068

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

Carried

Councillor Quentin Stevick 16/069

Moved that MPC and staff move out of In-Camera, the time being 6:59 pm.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2016-40
James Nobles
Lots 1-2, Block 10, Plan 2177S; Hamlet of Lundbreck
Singlewide Manufactured Home and Detached Garage

Councillor Garry Marchuk 16/070

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-40, for the placement of a singlewide manufactured home and the construction of an Accessory Building - Garage, be received;

And that Development Permit Application No. 2016-40, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.
4. That the applicant enter into a Development Agreement, to be registered on title, with regards to connecting to water and sewer services within the Hamlet of Lundbreck.

Carried

- b. Development Permit Application No. 2016-41
South Country Towing – Lloyd and Gerri Elder
Lots 8-10, Block 13, Plan 1993N; Hamlet of Pincher Station
Singlewide Manufactured Home as a Surveillance Suite

Member Bev Garbutt 16/071

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-41, for the placement of a singlewide manufactured home to be used as a surveillance suite, be received;

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And that Development Permit Application No. 2016-41, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.

Carried

- c. Development Permit Application No. 2016-42
Val Dennis
SW 30-10-2 W5M
Moved In Residential Home as a Secondary Farm Residence

Member Bev Garbutt 16/072

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-42, for a moved in residential building as a secondary farm residence, be received;

And that Development Permit Application No. 2016-42, be approved subject to the following Condition(s):

Condition(s):

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

Carried

- d. Development Permit Application No. 2016-43
Donald McRae (1285356 Alberta Ltd)
Lot 1, Block 1, Plan 0815021; SW 15-5-1 W5M
Bring Existing Residence into Compliance

Member Dennis Olson 16/073

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-43, to bring the existing residence into compliance, be received;

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And that Development Permit Application No. 2016-43, 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 14.11 metre south property boundary setback waiver be granted from the 25 metre secondary front yard setback, for a south property boundary setback distance of 10.89 metres.

Carried

- e. Development Permit Application No. 2016-45
Dale Potter
Ptn. Block 1, Plan 1388HK; Hamlet of Pincher Station
Agricultural / Industrial machinery sales, rentals and service with Portable Sign
- Councillor Fred Schoening 16/074

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-45, agricultural / industrial sales, rentals and service, and the associated sign be postponed pending further information from Alberta Transportation.

Carried

6. DEVELOPMENT REPORTS

- a) Development Officer's Report

Reeve Brian Hammond 16/075

Moved that the Development Officer's Report, for the months of July and August, be received as information.

Carried

7. PLANNING AND DEVELOPMENT SETBACKS

Member Dennis Olson 16/076

Moved that the report from the Director of Development and Community Services, dated July 26, 2016, regarding Planning and Development Setbacks be postponed.

Carried

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8. **CORRESPONDENCE**

Nil

9. **NEW BUSINESS**

No New Business was added to the agenda.

10. **NEXT MEETING** – October 5, 2016; 6:30 pm.

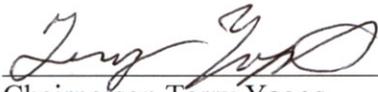
11. **ADJOURNMENT**

Reeve Brian Hammond

16/077

Moved that the meeting adjourn, the time being 7:20 pm.

Carried



Chairperson Terry Yagos
Municipal Planning Commission



Director of Development and Community
Services Roland Milligan
Municipal Planning Commission