

**Meeting Minutes of the
Municipal Planning Commission
October 4, 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 Member Bev Garbutt

Absent: Member Dennis Olson

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

Councillor Garry Marchuk 16/078

Moved that the October 4, 2016 Municipal Planning Commission Agenda, be amended, the amendments as follows:

Addition to Unfinished Business – Update on Development Permit No. 2016-45 - Dale Potter
Addition to Development Permit Application 5b – Revised Development Permit Application
No. 2016-50 – Inclusion of a Moved In
Accessory Building – Garage;

And that the agenda be approved as amended.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 16/079

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

Carried

3. **UNFINISHED BUSINESS**

- a. Development Permit Application No. 2016-45

A verbal update on this application was provided. The applicant has withdrawn his application, and will be forwarding documentation to the MPC for the November meeting.

4. **IN CAMERA**

Councillor Fred Schoening 16/080

Moved that MPC and staff move In-Camera, the time being 6:35 pm.

Carried

Councillor Garry Marchuk 16/081

Moved that MPC and staff move out of In-Camera, the time being 6:47 pm.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2016-49
TransAlta Corporation
NE 4-7-1 W5M
Temporary Installation of 80m Meteorological Tower

Councillor Garry Marchuk 16/082

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-49, for the five (5) year temporary installation of a 80m Single Pole Metrological Tower, be received;

And that Development Permit Application No. 2016-49, 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. Prior to installation, the applicant shall provide a copy of the NAV Canada approval, to be attached to and form part of this permit.

Carried

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- b. Development Permit Application No. 2016-50
Robert Doherty
Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M
Moved-In Residential Building

Councillor Fred Schoening

16/083

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-50, for a moved in residential building, be received;

And that Development Permit Application No. 2016-50, 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 26.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a South East Front Yard Setback distance of 23.7m from Road Plan 2185Q, for the Residence.
2. That a 4.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for an East Side Yard Setback distance of 45.7m from the un-developed Road Allowance, for the Residence
3. That a 6.1 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Side Yard Setback distance of 43.9 m from Road Plan 2185Q for the Residence.
4. That an 18 m Setback Distance be granted, from the minimum 50m Setback Distance from a MD Road, for a 32m West Side Yard Setback distance from Road Plan 2185Q, for the Accessory Building.
5. That a 27 m Setback Distance be granted, from the minimum 50m Setback Distance from a MD Road, for a 23m South Side Yard Setback distance from Road Plan 2185Q, for the Accessory Building.

Councillor Quentin Stevick requested a recorded vote.

Councillor Fred Schoening – In Favour
Reeve Brian Hammond – Opposed
Councillor Garry Marchuk – In Favour
Member Bev Garbutt – Opposed
Councillor Quentin Stevick – Opposed
Councillor Terry Yagos – In Favour
Motion Defeated

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Member Bev Garbutt

16/084

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-50, for a moved in residential building and the moved in accessory building, be received;

And that Development Permit Application No. 2016-50, be approved subject to the following Condition(s), Waiver(s) and Informative(s):

Condition(s):

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

Waiver(s):

1. That a 26.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a South East Front Yard Setback distance of 23.7m from Road Plan 2185Q, for the Residence.
2. That a 4.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for an East Side Yard Setback distance of 45.7m from the un-developed Road Allowance, for the Residence.
3. That a 6.1 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Side Yard Setback distance of 43.9 m from Road Plan 2185Q for the Residence.

Informative(s):

1. That a separate application be submitted for the Moved In Accessory Building – Garage.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – In Favour
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening – In Favour
Councillor Terry Yagos – In Favour
Motion Carried

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- c. Development Permit Application No. 2016-51
Lazy R Ranch Inc. / Jason Jack
SW 18-3-29 W4M
Moved In Residential Building

Member Bev Garbutt

16/085

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-51, for a moved in residential building, be received;

And that Development Permit Application No. 2016-51, 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

6. DEVELOPMENT REPORTS

- a. Development Officer's Report

Member Bev Garbutt

16/086

Moved that the Development Officer's Report, for the month of September, be received as information.

Carried

7. BYLAW NO. 1269-16 – LAND USE AMENDMENT

Reeve Brian Hammond

16/087

Moved that Bylaw No. 1269-16- Land Use Amendment, be received as information.

Carried

8. **WINDY POINT WIND FARM – PERMIT TIMELINE SUSPENSION REQUEST
DEVELOPMENT PERMITS NO. 2011-40 THROUGH 2011-49**

Councillor Garry Marchuk

16/088

Moved that the Municipal Planning Commission grant the applicant's request, pursuant to Section 53.19(d) of the LUB, and grant a one year suspension to the development timeline for Development Permits No. 2011-40 through 2011-49, for the Windy Point Wind Farm, from November 10, 2016 to November 10, 2017.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – In Favour
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening - Opposed
Councillor Terry Yagos – In Favour
Motion Carried

9. **WELSCH WIND FARM – PERMIT TIMELINE SUSPENSION REQUEST
DEVELOPMENT PERMITS NO. 2010-41 THROUGH 2010-53**

Councillor Garry Marchuk

16/089

Moved that the Municipal Planning Commission grant the applicant's request, pursuant to Section 53.19(d) of the LUB, and grant a one year suspension to the development timeline for Development Permits No. 2010-41 through 2010-53, for the Welsch Wind Farm, from December 31, 2016 to December 31, 2017.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Member Bev Garbutt – In Favour
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening - Opposed
Councillor Terry Yagos – In Favour
Motion Carried

10. **CORRESPONDENCE**

Nil

11. **NEW BUSINESS**

No new business was added to the agenda

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12. **NEXT MEETING** – November 1, 2016; 6:30 pm.

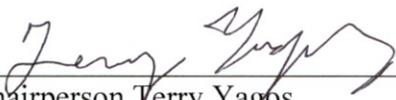
13. **ADJOURNMENT**

Councillor Fred Schoening

16/090

Moved that the meeting adjourn, the time being 7:55 pm.

Carried



Chairperson Terry Yagos
Municipal Planning Commission



Director of Development and Community
Services Roland Milligan
Municipal Planning Commission