Meeting Minutes of the
Municipal Planning Commission
February 7, 2017 - 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building

ATTENDANCE

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred
Schoening, and Quentin Stevick, and Member Michael Gerrand

Absent: Councillor Garry Marchuk and Member Dennis Olson

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

Chairman Te1Ty Yagos called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Fred Schoening 17/11

Moved that the February 7, 2017 Municipal Planning Commission Agenda, be approved as
presented.
Carried

2. ADOPTION OF MINUTES

Councillor Quentin Stevick 17/12

Moved that the Municipal Planning Commission Minutes of January 3, 2017, be approved as presented.
Carried

3. IN CAMERA

Councillor Quentin Stevick 17/ 13

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

Carried

Councillor Quentin Stevick 17/14

Moved that MPC and staff move out ofin-Camera, the time being 7:01 pm.

Carried

MINUTES

Municipal Pla nning Commission (MPC)
Municipal District of Pincher Creek No. 9
February 7, 2017

4. UNFINISHED BUSINESS

a. Development Permit Application o. 2016-63
Douglas Bachura
SE 16-8-2 WSM

Park Model / Tiny Home as Secondary Farm Residence

Councillor Quentin Stevick 17/ 15

Moved that Development Permit Application No. 2016-63, for a Park Model / Tiny Home as a Secondary Farm Residence, be denied, the reasons as follows:

1. The Development Pennit Application was incomplete.
2. That a Park Model or a Tiny Home are not uses listed within the Agriculture Land Use District.

Councillor Quentin Stevick requested a recorded vote.

Councillor Fred Schoening

Councillor Quentin Stevick- In Favour
Member Michael Gerrand - In Favour
Reeve Brian Hammond - Opposed
Councillor Fred Schoening - Opposed
Councillor Terry Yagos - Opposed
Motion Defeated

17/1 6

Moved that Development Permit Application No. 20 16-63, for a Park Model / Tiny Home as a Secondary Farm Residence, be denied, the reason as follows:

1. Permits were not obtained prior to commencement of construction of the dwelling.

Defeated

Councillor Fred Schoening 17/ 17

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 20 16-63, for a Park Model/Tiny Home as a Secondary Farm Residence, be received;

And that pursuant to Section 16.11 of the Land Use Bylaw, the proposed use be deemed similar to a Manufactured Home to be used as a Secondary Farm Residence:

And further, that Development Permit Application o. 2016-63, be approved subject to the following Condition(s) and Waiver(s):

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MINUTES

Municipal Planning Commission (MPC)
Municipal District of Pincher Cr eek No. 9
February 7, 2017

Condition(s):

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

2. 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.

3. That a copy of the CSA approval for the above ground portion of the development be provided to the Development Authority.

Waiver(s):

1. That a 15 metre Setback Distance waiver be granted, from the minimum 50 metre Setback
Distance from the statutory road allowance on the south side of the parcel, for a south side
Setback distance of 35 metres.

2. That a minimum gross floor area waiver be granted, from the minimum size of 60 sq.m (646 sq.ft), required for a manufactured home, to a floor area of 52 sq.m. (560 sq.ft.).

Councillor Quentin Stevick requested a recorded vote.

b. Development Permit Application o. 2016-64
Terry Parker
SE 16-8-2 W5M

Member Michael Gerrand - Opposed Councillor Fred Schoening - In Favour Reeve Brian Hammond - In Favour
Councillor Terry Yagos - In Favour
Councillor Quentin Stevick - Opposed
Motion Carried

Doublewide Manufactured Home as Secondary Farm Residence

Councillor Quentin Stevick 17/18

Moved that Development Permit Application No. 2016-64, for a Doublewide Manufactured Home as a Secondary Farm Residence, be denied, the reason as follows:

1. The Development Permit Application was incomplete.

Defeated

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MINUT ES

Municipal Planning Commission (MPC)
Municipal Distri ct of Pincher Creek No. 9
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Councillor Quentin Stevick 17/ 19

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application o. 2016-64, for a Doublewide Manufactured Home as a Secondary Farm Residence, be received;

And that Development Permit Application No. 2016-64, 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.

Member Michael Gerrand requested a recorded vote.

5. DEVELOPMENT PERMIT APPLICATIONS

Nil

6. DEVELOPMENT REPORTS

a. Development Officer's Report

Reeve Brian Hammond

Reeve Brian Hammond - In Favour Councillor Fred Schoening - In Favour
Councillor Te1Ty Yagos - In Favour
Councillor Quentin Stevick - In Favour
Member Michael Gerrand - In Favour
Motion Can-ied

17/20

Moved that the Development Officer's Report, for the month of January 2017, be received as information.

7. CORRESPONDENCE

Nil

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Carried

8. NEW BUSINESS

MINUTES
Municipal Planning Commission (MPC)
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No new business was added to the agenda.

9. NEXT MEETING-March 7, 20 17; 6:30 pm.

10. ADJOURNMENT

Councillor Quentin Stevick 17/21

Moved that the meeting adjourn, the time being 7:22 pm.

Municipal Planning Commission

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Carried

Director of Development and Community Services Roland Milligan
Municipal Planning Commission