

**Meeting Minutes of the
Municipal Planning Commission
July 4, 2017 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

Absent: Member Michael Gerrand

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

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

1. ADOPTION OF AGENDA

Councillor Fred Schoening 17/56

Moved that the July 4, 2017 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Quentin Stevick 17/57

Moved that the Municipal Planning Commission Minutes of June 6, 2017, be approved as presented.

Carried

3. IN CAMERA

Councillor Garry Marchuk 17/58

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

Carried

Councillor Quentin Stevick 17/59

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

Carried

4. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2017-30
Tom McIntosh
Lot 1, Block 1, Plan 1611427; SE 25-8-1 W5M
Single Detached Residence, Shop and Garden Shed

Councillor Quentin Stevick 17/60

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-30, for a single detached residence, an accessory building – garage/shop, and an accessory building – garden shed be received;

And that Development Permit Application No. 2017-30 be denied, as it does not meet the minimum requirements of Land Use Bylaw No. 1140-08.

Councillor Quentin Stevick requested a recorded vote.

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

Councillor Garry Marchuk 17/61

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-30, for a single detached residence, an accessory building – garage/shop, and an accessory building – garden shed be received;

And that Development Permit Application No. 2017-30, be approved subject to the following Condition(s) and Waiver(s):

Part A - Residence

Condition(s):

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

Waivers for Residence:

1. That a 22 metre Setback Distance waiver be granted for the Residence, from the minimum 50 metre Setback Distance from Range Road 1-0, for a west side Setback distance of 28 metres.

Part B - Accessory Building (Garage/Shop)

Condition(s):

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

Waivers for Accessory Building (Garage/Shop):

1. That a 17.5 metre Setback Distance waiver be granted for the Accessory Building (Garage/Shop) from the minimum 50 metre Setback Distance from Range Road 1-0, for a west side Setback distance of 32.5 metres.
2. That a 1.5 metre Setback Distance waiver be granted for the Accessory Building (Garage/Shop), from the minimum 50 metre Setback Distance from the Statutory Road Allowance forming the east boundary, for an east side Setback distance of 48.5 metres.

Part C - Accessory Building (Garden Shed)

Condition(s):

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

Waivers for Accessory Building (Garden Shed):

1. That a 42.5 metre Setback Distance waiver be granted for the Accessory Building (Garden Shed), from the minimum 50 metre from the Statutory Road Allowance forming the east boundary, for an east side Setback distance of 7.5 metres.

Councillor Quentin Stevick requested a recorded vote.

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

- b. Development Permit Application No. 2017-32
Ken and Charity McLeod
Ptn. SW 21-6-29 W4M
Moved-In Residence

Councillor Fred Schoening

17/62

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-32, for the development of a Moved-In Residential Building, be received;

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And that Development Permit Application No. 2017-32, 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 developer remove the existing residence from the parcel within six (6) months of occupancy of the moved-in residence.

Carried

- c. Development Permit Application No. 2017-34
Mike Heppner
Lots 14-16, Block 9, Plan 1993N; Hamlet of Pincher Station
Accessory Building – Garage

Councillor Quentin Stevick 17/63

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-34, for the construction of an Accessory Building - Garage, be received;

And that Development Permit Application No. 2017-34, 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. 2017-33
Deborah and Garry Marchuk
Lot 4, Block 5, Plan 8410414; Hamlet of Beaver Mines
Bed and Breakfast Operation

Councillor Garry Marchuk declared a potential conflict of interest, as he is the applicant, and left the meeting, the time being 7:02 pm.

Member Dennis Olson 17/64

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-33, for a Bed and Breakfast Operation, be received;

And that Development Permit Application No. 2017-33, 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 developer comply with all Alberta Health Services requirements prior to commencement of operation.

Carried

Councillor Marchuk returned to the meeting, the time being 7:03 pm

6. DEVELOPMENT REPORTS

- a. Development Officer's Report

Councillor Garry Marchuk

17/65

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

Carried

7. CORRESPONDENCE

- a. Action

1. Request to Transfer Development Rights

Councillor Garry Marchuk

17/66

Moved that the report from the Director of Development and Community Services, dated June 28, 2017, regarding the request to transfer development rights within the Lundbreck Mobile Home Park be received;

And that the MPC grants the applicant's request to transfer the development rights from Lot 30 to Lot 10 within the park;

And further that the applicant is responsible to ensure that the proper drainage is maintained at this location.

Carried

8. NEW BUSINESS

No new business was added to the agenda.

9. **NEXT MEETING** – September 5, 2017; 6:30 pm.

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10. **ADJOURNMENT**

Reeve Brian Hammond

17/67

Moved that the meeting adjourn, the time being 7:10 pm.

Carried

Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission