

**Meeting Minutes of the
Municipal Planning Commission
May 3rd, 2022 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Chairman Jim Welsch, Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Harold Hollingshead and John MacGarva and Member At Large Jeff Hammond

Staff: Director of Development and Community Services Roland Milligan, Assistant Planning and Development Officer Laura McKinnon

Planning Advisor: ORRSC, Senior Planner Gavin Scott and ORRSC, Staff Hailey Winder

Absent: CAO Troy MacCulloch

Chairman Jim Welsch called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Tony Bruder 22/018

Moved that the agenda for May 3rd, 2022, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Reeve Rick Lemire 22/019

Moved that the Municipal Planning Commission Meeting Minutes for April 5th, 2022 be approved as amended.

Carried

3. CLOSED MEETING SESSION

Member At Large Jeff Hammond 22/020

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:31 pm.

Carried

Councillor Tony Bruder 22/021

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:55 pm.

Carried

4. **UNFINISHED BUSINESS**

- a. Development Permit Application No. 2022-04
Stone Developments Inc
Lot 97, Block 4, Plan 051 3736, Castle Mountain Resort
Multi-Unit Dwelling (Fourplex)**

Member at Large Jeff Hammond

22/022

Moved that Development Permit No. 2022-04, to construct a Multi-Unit Dwelling (Fourplex) be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That prior to occupancy of the building, the developer working in conjunction with Castle Mountain Resort Inc, complete the storm water drainage mitigation work as recommended within the MPE Engineering memorandum dated April 20, 2022, attached to and forming part of this permit.

Variance(s):

1. A 0.38-meter variance of the 2.50-meter setback requirement from the west property boundary for the uncovered deck is granted for a rear yard setback of 2.12-meters (15.2% variance).

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. Development Permit Application No. 2022-09
Daniel Feldman (Carnerlian Investments Inc)
Within SW 3-6-2 W5
Bed & Breakfast w/ Secondary Building**

Reeve Rick Lemire

22/023

Moved that Development Permit No. 2022-09, for the development of a Bed and Breakfast and the placement of an additional building (Moved-In Residence, Oilfield Trailer) to be used in conjunction with the Bed and Breakfast Use be denied for the following reason.

The proposed development does not meet the definition of Bed and Breakfast within Land Use Bylaw 1289-18, as a Bed and Breakfast Facility is defined as being a private owner-occupied dwelling.

Carried

**b. Development Permit Application No. 2022-11
Elk Valley Homes Ltd
6 Cardinal Road, within NW 27-7-2 W5
Manufactured Home**

Councillor Dave Cox

22/024

Moved that Development Permit No. 2022-11, to place a Singlewide Manufactured Home be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the 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 to the satisfaction of the development authority.
3. That the home be placed on a permanent foundation (e.g. grade beam), or a basement which satisfies the requirements of the Alberta Safety Code.
4. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

Carried

6. DEVELOPMENT REPORT

a. Development Officer's Report

Member At Large Jeff Hammond

22/025

Moved that the Development Officer's Report, for the period April 2022, be received as information.

Carried

7. CORRESPONDENCE

Nil

8. NEW BUSINESS

None

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 3, 2022

9. **NEXT MEETING** – June 7th, 2022; 6:30 pm.

10. **ADJOURNMENT**

Councillor John MacGarva

22/026

Moved that the meeting adjourn, the time being 7:06 pm.

Carried



Chairperson Jim Welsch
Municipal Planning Commission



Director of Development and Community
Services Roland Milligan
Municipal Planning Commission