

**Meeting Minutes of the
Municipal Planning Commission
February 5th, 2024 6:30 pm
Council Chambers**

ATTENDANCE

Commission: Chairperson Jeff Hammond, Member at Large Laurie Klassen, Reeve Dave Cox,
Councillors Rick Lemire, Tony Bruder, and John MacGarva

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

Chairperson Jeff Hammond called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor Rick Lemire 24/001

Moved that the agenda for February 5th, 2024, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Reeve Dave Cox 24/002

Moved that the Municipal Planning Commission Meeting Minutes for December 5th, 2023 be approved as presented.

Carried

3. CLOSED MEETING SESSION

Member At Large Laurie Klassen 24/003

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 Rick Lemire 24/004

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:14 pm.

Carried

4. **UNFISHED BUSINESS**

Chairperson Jeff Hammond declared a conflict of interest and recused himself from the meeting at this time, the time being 6:32pm.

a. Telecommunications Tower – Rogers W6378 within SW 14-6-2 W5

Councillor Tony Bruder 24/005

Moved that Administration draft and send a letter in response to Rogers that, unless location change or co-location is presented, the letter of Non-Concurrence stands as the position of the Municipal Planning Commission.

Chairperson Jeff Hammond returned to the meeting, the time being 6:45pm.

5. **DEVELOPMENT PERMIT APPLICATIONS**

a. Development Permit Application No. 2023-852

Claude LaPlante

Lot 23, Block 17, Plan 7610822 within Lundbreck

Retail Store and Dwelling or sleeping unit as an accessory or secondary use to a permitted use

Councillor John MacGarva 24/006

Moved that Development Permit No. 2023-52, for a Retail Store for tiny homes, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18
2. That a maximum of two tiny homes be kept on site at a time to be offered for sale
3. That prior to the second tiny home being placed on site, the location must be approved by the Development Officer
4. That the applicant adhere to the conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

Councillor John MacGarva 24/007

Moved that Development Permit No. 2023-52, for Dwelling or sleeping unit as an accessory or secondary use to a permitted use, be denied due to the followed Reason(s):

Reason(s):

1. That when considering a Dwelling or Sleeping Unit as an accessory use, the MPC shall consider Section 48.15 (c. side yard setbacks in relation to adjacent uses). The MPC does not believe that a Dwelling or Sleeping Unit is appropriate in this location, give the proximity to

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
February 6th 2024

the concrete plant and further finds the proximity to the railway unsuitable for a residential development.

2. The MPD is of the opinion that no evidence was provided that supported why a dwelling unit was necessary to sell tiny homes.

**b. Development Permit Application No. 2024-01
Gary and Tracy Larson
SW 28-7-3 W5
Moved In Residential Building**

Reeve Dave Cox

24/008

Moved that Development Permit No. 2024-01, for a Moved In Residential Building, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That the home be placed on a permanent foundation or basement which satisfies the requirements of the Alberta Safety Code, and that it be skirted in to the satisfaction of the Development Officer.

**c. Development Permit Application No. 2024-03
Mark and Rachael Nelson
Lot 3, Block 1, Plan 2110344 within NE 22-5-1 W5
Garden Suite**

Reeve Dave Cox

24/009

Moved that Development Permit No. 2024-03, for a Garden Suite, be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18
2. That this development permit is re-evaluated after five years

Waiver(s):

1. That a variance be granted from Section 49.4 “The structure being proposed shall be shown to be readily moveable upon expiry of the approval period” and be constructed in a permanent structure.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
February 6th 2024

Informative(s):

1. That this structure not be used for a secondary suite unless applied for in a separate development permit.

6. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor John MacGarva

24/010

Moved that the Development Officer's Report, for the period December 2023 and January 2024, be received as information.

Carried

7. **CORRESPONDENCE**

ORRSC Periodical – Winter 2023

8. **NEW BUSINESS**

None

9. **NEXT MEETING** – March 5th, 2024; 6:30 pm.


10. **ADJOURNMENT**

Member at Large Laurie Klassen

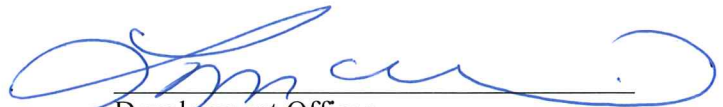
24/011

Moved that the meeting adjourn, the time being 7:32 pm.

Carried



Chairperson Jeff Hammond
Municipal Planning Commission



Development Officer
Laura McKinnon
Municipal Planning Commission