

**Meeting Minutes of the  
Municipal Planning Commission  
April 1<sup>st</sup>, 2025 6:30 pm  
MC of Pincher Creek Council Chambers**

**ATTENDANCE**

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

Staff: CAO Roland Milligan, 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 Dave Cox 25/023

Moved that the agenda for April 1<sup>st</sup>, 2025, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor John MacGarva 25/024

Moved that the Municipal Planning Commission Meeting Minutes for March 4<sup>th</sup>, 2025 be approved as amended.

Carried

**3. CLOSED MEETING SESSION**

Councillor Jim Welsch 25/025

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

Reeve Rick Lemire 25/026

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:40 pm.

Carried

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
April 1<sup>st</sup> 2025

4. **UNFINISHED BUSINESS**

- a. **Development Permit 2024-42 – Court of Appeal – Decision & Discussion**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2025-10**  
**Link Builders for Kristopher Tillack**  
**Lot 1, Block 1, Plan 2410864 within NW 35-5-28 W4**  
**Single Detached Residence & Garden Suite**

Reeve Rick Lemire

25/027

Moved that Development Permit No. 2025-10, for a Single Detached Residence and change of use to Garden Suite, be tabled pending further information from the applicant regarding the Garden Suite use.

- b. **Development Permit Application No. 2025-12**  
**Kerry Smyke o/a Wood ‘n’ Stuff**  
**Within ptn of NE 27-7-2 W5**  
**Specialty Manufacturing/Cottage Industry, Minor**

Councillor John MacGarva

25/028

Moved that Development Permit No. 2025-12, for Specialty Manufacturing/Cottage Industry, Minor, be denied subject to the following Reason(s):

**Reason(s):**

1. That, it is the opinion of the Municipal Planning Commission that the application does not meet the criteria of Section 18.10(b) of Land Use Bylaw 1349-23. Section 18.10(b) requires that “the municipal planning commission shall determine and make ruling on the proposed use as to its similarity to a permitted or discretionary use in the district”. As the requested land use for ‘firewood manufacturing and storage’ was not a listed use within the Agriculture – A district, the application was processed under the use ‘Specialty Manufacturing/Cottage Industry, Minor’. The Municipal Planning Commission does not deem the ‘firewood manufacturing and storage lot’ as similar to ‘Specialty Manufacturing/Cottage Industry, Minor’ given that the definition requires that the production of goods occur within a building. From the application, it was understood that the majority of the proposed use would be outdoors which is contrary to the defined use.

**Informative(s):**

1. Although the denial was based on Section 18.10(b) and need not be taken further, the MPC expressed additional concern about approval of this site given the proximity of the use to the Crowsnest River which is a Environmentally Significant Area with nationally significant trout fishery and drinking water source, given the location of the access on the downward slope of the highway

**MINUTES**  
**Municipal Planning Commission (MPC)**  
**Municipal District of Pincher Creek No. 9**  
**April 1<sup>st</sup> 2025**

and lack of staking distance or turning lane to enter this site, and further that the nature of this use would generate considerable noise in proximity to the other residents in the vicinity of this site.

- c. Development Permit Application No. 2025-13**  
**Waldron Grazing Co-operative Ltd**  
**NE 13-10-2 W4**  
**Secondary Farm Residence**

Councillor John MacGarva

25/029

Moved that Development Permit No. 2025-13, Secondary Farm Residence, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. 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.

**Waiver(s):**

1. That a waiver be granted from Land Use Bylaw 1349-23, Section 42.3 “one or more additional dwelling units may be located on a parcel provided that: (a) all such dwellings are secondary farm residences on a parcel that has an area greater than 32.4 ha(80 acres) and this use is a permitted or discretionary use in the applicable district” for a secondary farm residence on a 25.91 ha (64.03 ac) parcel.

- d. Development Permit Application No. 2025-14**  
**Kelly Neufeld**  
**Lot 1, Plan 9111843 within NE 2 & SE 11-8-1 W5**  
**Secondary Farm Residence**

Councillor Jim Welsch

25/030

Moved that Development Permit No. 2025-14, Secondary Farm Residence, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. That the original residence be demolished or repurposed to accessory building once its current occupants are out.

**6. DEVELOPMENT REPORT**

- a. Development Officer’s Report**

MINUTES  
Municipal Planning Commission (MPC)  
Municipal District of Pincher Creek No. 9  
April 1<sup>st</sup> 2025

Councillor Tony Bruder

25/031

Moved that the Development Officer's Report, for the period March 2025, be received as information.

Carried

7. **CORRESPONDENCE**

None

8. **NEXT MEETING** – May 6<sup>th</sup>, 2025; 6:30 pm.

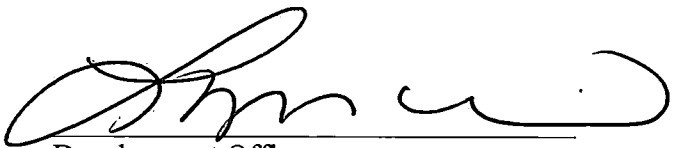
9. **ADJOURNMENT**

Member at Large Laurie Klassen

25/032

Moved that the meeting adjourn, the time being 7:41 pm.

Carried

  
Chairperson Jeff Hammond  
Municipal Planning Commission  
Development Officer  
Laura McKinnon  
Municipal Planning Commission