

**Meeting Minutes of the
Municipal Planning Commission
May 6th, 2025 6:30 pm
MD 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:

Member at Large Laurie Klassen called the meeting to order, the time being 6:37 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 25/033

Moved that the agenda for May 6th, 2025, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 25/034

Moved that the Municipal Planning Commission Meeting Minutes for April 1st, 2025 be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 25/035

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 6:38 pm.

Carried

Councillor Jim Welsch 25/036

Moved that the Municipal Planning Commission open the meeting to the public, the time being 7:49 pm.

Carried

4. **UNFINISHED BUSINESS**

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2025-09**
Glenda Kettles o/a Dam Campground
Block OT; Plan 2420JK within NE 27-4-28 W4
Recreational Accommodation – Commercial Highway & Accessory Building

Councillor Tony Bruder

25/037

Moved that Development Permit No. 2025-09, for Recreational Accommodation – Commercial Highway & Accessory Building, be tabled pending further information from the applicant regarding the fence location, Alberta Transportation approval, concept plan (& accessory building aesthetics) and water usage.

- b. **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

25/038

Moved that Development Permit No. 2025-10, for a Single Detached Residence and change of use to Garden Suite, 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 49.1 of Land Use Bylaw 1349-23. Section 49.1 requires that “the Garden Suite shall be used to house individuals providing care to or receiving care from the resident(s) of the principal building”. The Municipal Planning Commission does not deem, that according to the information provided, that the individuals (parents) proposed to be living in the Garden Suite would be relying on the applicant for assistance at this time, therefore not meeting the definition of Section 49.1.

Informative

The applicant may apply for a Secondary Suite which is defined under Section 49.5 of Land Use Bylaw 1349-23 – Section 45.5 (b) “in all districts where listed as a permitted or discretionary use, a secondary suite maybe considered as a basement suite, a garage suite under the roof of the principal dwelling, and as a single storey at grade garage suite.” Or 49.5 (c) in the “Agriculture – A, Airport Vicinity Protection – AVP, Grouped Country Residential– GCR,

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
May 6th 2025

Urban Fringe – UF, Wind Farm Industrial – WFI districts where listed as a permitted or discretionary use, a secondary suite may be considered as a second storey garage suite.”

c. Development Permit Application No. 2025-19

Dave & Sandra Dalzell

Lot 16; 15;; within NE 1-5-30 W4

Secondary Farm Residence

Councillor Tony Bruder

25/039

Moved that Development Permit No. 2025-19, for 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 from part of this permit.
3. That the old residence must be removed and the new residence be constructed at the same location, as depicted in the submitted and approved site plan.

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 (80ac) and this use is a permitted or discretionary use in the applicable district” for a secondary farm residence on a 27.08 ha (66.92 ac) parcel.

d. Development Permit Application No. 2025-21

Daniel Desabrais

Lot 4, Block 1, Plan 1612164 within NW 26-7-2 W5

Moved-In Residential Building

Councillor John MacGarva

25/040

Moved that Development Permit No. 2025-21, 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 1349-23.
2. That the home be placed on a basement or foundation to the satisfaction of the National Building Code, Alberta Edition.
3. That this development be constructed as per the submitted and approved plans.

6. **DEVELOPMENT REPORT**

a. Development Officer's Report

Reeve Rick Lemire

25/041

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

Carried

7. **NEW BUSINESS**

a. Recreational Accommodation, Family

8. **CORRESPONDENCE**

a. ORRSC Periodical Spring 2025

9. **NEXT MEETING** -- June 3rd, 2025; 6:30 pm.

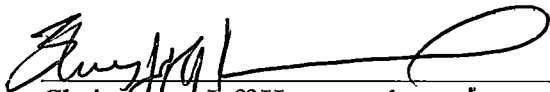
10. **ADJOURNMENT**

Member at Large Laurie Klassen

25/042

Moved that the meeting adjourn, the time being 8:02 pm.

Carried


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