

**Meeting Minutes of the
Municipal Planning Commission
March 1, 2016, – 6:30 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

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

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

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Reeve Brian Hammond 16/018

Moved that the March 1, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 16/019

Moved that the Municipal Planning Commission Minutes of February 2, 2016, be approved as presented.

Carried

3. IN CAMERA

Member Bev Garbutt 16/020

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

Carried

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Member Bev Garbutt

16/021

Moved that MPC and staff move out of In-Camera, the time being 6:52 pm.

Carried

4. **UNFINISHED BUSINESS**

Nil

5. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2016-04
Glen and Vicki Smyth
Lot 3, Block 1, Plan 8811747; SE 20-7-1 W5M
Garden Suite**

Councillor Quentin Stevick

16/022

Moved that report from the Director of Development and Community Services, dated February 24, 2016, regarding Development Permit Application No. 2016-04, be received;

And that Development Permit Application No. 2016-04, for the Secondary Farm Residence, be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. Prior to commencement of construction, the developer shall provide proof of removal of the existing unoccupied residence, located on the parcel.

Waiver(s):

1. That Section 38.3 (a) of Land Use Bylaw 1140-08 be waived.

Councillor Quentin Stevick requested a recorded vote.

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

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Reeve Brian Hammond

16/023

Moved that report from the Director of Development and Community Services, dated February 24, 2016, regarding Development Permit Application No. 2016-04, be received;

And that Development Permit Application No. 2016-04, for the Secondary Farm Residence, be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

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

Waiver(s):

1. That Section 38.3 (a) of Land Use Bylaw 1140-08 be waived.

Councillor Quentin Stevick requested a recorded vote.

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

- b. **Development Permit Application No. 2016-06**
Philip Maloff
SE 22-7-1 W5M
Secondary Farm Residence

Councillor Quentin Stevick

16/024

Moved that report from the Director of Development and Community Services, dated February 24, 2016, regarding Development Permit Application No. 2016-06, for a Secondary Farm Residence, be received;

And that Development Permit Application No. 2016-06, for a Secondary Farm Residence, be approved subject to the following Condition(s):

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Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. Prior to commencement of construction, the developer shall provide proof of removal of the existing Singlewide Manufactured Home, located on the parcel.
3. That the manufactured 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.
4. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.

Councillor Fred Schoening

16/025

Moved to amend Condition Number 2 to read:

Prior to commencement of construction, the developer shall provide proof of removal, or repurpose to a use other than residential, of the existing Singlewide Manufactured Home, located on the parcel.

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 – Opposed
Member Bev Garbutt – Opposed
Councillor Quentin Stevick – Opposed
Amending Motion Defeated

Councillor Quentin Stevick requested a recorded vote.

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

6. **DEVELOPMENT REPORTS**

- a) Developer Questions Regarding Changes to DPs No. 2010-41 through 2010-53

Member Dennis Olson

16/026

Moved that the report from the Director of Development and Community Services, dated February 24, 2016, regarding Developer Questions Regarding Changes to DPs No. 2010-41 through 2010-53, be received;

And that after review of the information provided, Municipal Planning Commission determines that the configuration described as Option B, reduces the impact of the project in such a manner that the MPC deems the proposal to have minimal impact and therefore does not require the developer to go through a new permit application process;

And further that any permits associated with the turbines removed from the project be amended to reflect the said removal of those turbines from the project.

Councillor Quentin Stevick requested a recorded vote.

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

Councillor Garry Marchuk

16/027

Moved that the report from the Director of Development and Community Services, dated February 24, 2016, regarding Developer Questions Regarding Changes to DPs No. 2010-41 through 2010-53, be received;

And that after review of the information provided, Municipal Planning Commission determines that the configuration described as Option A, reduces the impact of the project in such a manner that the MPC deems the proposal to have minimal impact and therefore does not require the developer to go through a new permit application process;

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And further that any permits associated with the turbines removed from the project be amended to reflect the said removal of those turbines from the project.

Councillor Fred Schoening requested a recorded vote.

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

b) Activities Report

Councillor Fred Schoening

16/028

Moved that the Development Officer's Report, for February 2016, be received as information.

Carried

7. **CORRESPONDENCE**

Nil

8. **NEW BUSINESS**

No New Business was added to the agenda.

9. **NEXT MEETING** – April 5, 2016; 6:30 pm

10. **ADJOURNMENT**

Councillor Garry Marchuk

16/029

Moved that the meeting adjourn, the time being 7:48 pm.

Carried



Chairperson Terry Yagos
Municipal Planning Commission



Director of Development and Community
Services Roland Milligan
Municipal Planning Commission