

**Meeting Minutes of the
Municipal Planning Commission
April 4th, 2023 6:30 pm
VIA Teams Meeting**

ATTENDANCE

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

Staff: CAO Roland Milligan and Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent:

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 23/010

Moved that the agenda for April 4th, 2023, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Councillor Tony Bruder 23/011

Moved that the Municipal Planning Commission Meeting Minutes for March 7th, 2023 be approved as presented.

Carried

4. CLOSED MEETING SESSION

Reeve Rick Lemire 23/012

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 23/013

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Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:54 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2022-47**
Garry Marchuk
Lot 4, Block 5, Plan 8410414 with NW 10-6-2 W5
Addition – Height Variance

Councillor Dave Cox

23/014

Moved that Development Permit No. 2022-47, to build an addition to the accessory building, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.

Waiver(s):

1. That a 2.10m (6.9 ft) Variance be granted from the maximum building height for accessory buildings of 4.6m (15.1ft) for a height of 6.7m (22ft) for the accessory building.

Informative(s):

1. This development permit does not include the allowance for a Secondary Suite in the loft portion of the accessory building.

Carried

- b. **Development Permit Application No. 2023-11**
Shannon and Shauna Arseneault
Block 6, Plan 9811884 within W 27-7-2 W5
Singlewide, Manufactured Home

Councillor Harold Hollingshead

23/015

Moved that Development Permit No. 2023-11, for a Singlewide Manufactured Home, be approved as presented.

Condition(s):

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1. That this development meets the minimum provisions as required in the 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
 1. 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.
3. 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

c. Development Permit Application No. 2023-12
Jesse Hammer
Lot 1, Block 1, Plan 2011927 within SE 29-9-2 W5
Country Inn

Councillor John MacGarva

23/016

Moved that Development Permit No. 2023-12, to place three small cabins and one kitchen for the purpose of a Country Inn, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
2. Development must meet Food and Housing Regulations as required.

Carried

d. Development Permit Application No. 2023-14
Dan Chase
Within SE 10-7-29 W4
Airstrip & Accessory Building

Councillor Rick Lemire

23/017

Moved that Development Permit No. 2023-14, for an Airstrip and Accessory Building, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in the Land Use Bylaw 1289-18.
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.

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Carried

**e. Development Permit Application No. 2023-15
Russell and Melissa Friesen
SE 36-5-29 W4
Garden Suite**

Member at Large Jeff Hammond

23/018

Moved that Development Permit No. 2023-15, to place a Singlewide Manufactured Home as a Garden Suite, be approved as presented.

Condition(s):

1. That this development meets the minimum provisions as required in the 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 this development permit is re-evaluated after five years.

Variance(s):

1. That a 3m (9.8ft) Variance be granted from the Minimum Setback from Public Roadways of 30m (98.42ft) for a setback of 27m (88.58ft) to the East for the Garden Suite.

Carried

7. DEVELOPMENT REPORT

a. Development Officer's Report

Member at Large Jeff Hammond

23/019

Moved that the Development Officer's Report, for the period Mar 2023, be received as information.

Carried

8. CORRESPONDENCE

9. NEW BUSINESS

None

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10. **NEXT MEETING** – May 2nd, 2023; 6:30 pm.

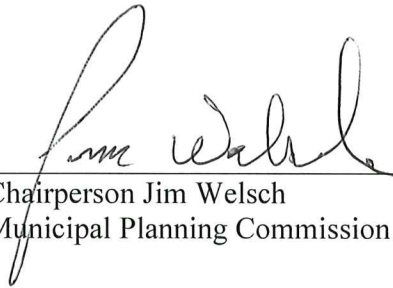
11. **ADJOURNMENT**

Councillor Harold Hollingshead

23/020

Moved that the meeting adjourn, the time being 7:01 pm.

Carried



Chairperson Jim Welsch
Municipal Planning Commission



Chief Administrative Officer
Roland Milligan
Municipal Planning Commission