

MOTION 02.08.10 HAASEN THAT

the Municipal Planning Commission approve the minutes of the July 18, 2010 Municipal Planning Commission meeting with the correction of the spelling of the word “teepe” on page ten in the second paragraph on the third line.

CARRIED UNANIMOUSLY

IV. BUSINESS ARISING FROM MINUTES

1. Reeve Dene Cooper Presentation

Reeve Cooper joined the MPC at the table. He said that he had been sent by Council to say “thank you” to the MPC for the large amount of work they had done on the Land Use Bylaw review. He said that the draft was received well at the public hearings. He said that Council was appreciative of the fact that many open houses were held and those comments made by the public were added to the draft. Reeve Cooper stated that most of the draft document remained unchanged from that draft proposed by the MPC. He said there were a few minor modifications made by Council based on input from Bighorn’s Environmental Fieldman. He said that Council had received input from a hotel operation in Dead Man’s Flats regarding the visitor accommodation vs. resort accommodation uses and some separate comments with respect to wind power. He added that the matter of the transition from residential to commercial uses along Mount Allen Drive in Exshaw would be handled separately from the new draft land use bylaw. Reeve Cooper ended with stating that the draft LUB is a more user-friendly document now. He said the existing LUB is a good document but perhaps not as user-friendly for the public. He reiterated Council’s congratulations in developing a document that can be used as a bridge between policy and the public. Chairman Montgomery stated that she wanted to thank Tracy Woitenko for all her hard work. Reeve Cooper added that Council’s message is a huge thank you to both MPC and staff.

2. DP Application No. 03/10 – Donnelly

The members acknowledged that there was no new information on this item.

Chairman Montgomery asked if MPC should deal with item IV.3., the draft Dead Man’s Flats Area Redevelopment Plan, now. Ms. Thompson stated that staff would like to suggest that the MPC deal with all of the items on the agenda first and then return to item IV.3. The MPC members agreed to this.

4. Update of Land Use Bylaw Review Process.

Tracy Woitenko reported that since the MPC completed its review of the draft Land Use Bylaw (Proposed Bylaw 04/10) and it receiving first reading by Council that there had been some bylaw amendment applications to LUB 19/96 submitted to Council. She said that public hearings were held. She stated that these were Bylaws 05-Z/09 (Bar C Ranch) and 05-Z/10 (Kananaskis Ranch). She said that given these bylaws have been adopted but have not been incorporated into the draft new LUB that there is now the requirement to consolidate these two bylaws into the new LUB, Bylaw 04/10 and given that these approved bylaws are significantly different from what the public considered at the time of the public hearing for the proposed LUB, a public hearing must be held to consolidate them. She said it is the uses and those definitions that are significantly different. She said that MPC members may have seen these public hearings previously advertised. John Haasen asked if the applicants (Bar C and Kananaskis Ranch) have any objections to this additional public hearing. Ms. Woitenko said that Kananaskis Ranch did have some concerns. Maria Dunki commented further that Bar C’s amendment as it relates to equestrian activities is a big change. Tracy Woitenko stated that the public hearing for Proposed Bylaw 08-Z/10 (to consolidate the Bar C and Kananaskis Ranch approved bylaws) is to take place at the September 14, 2010 Council meeting.

gm. 20

Members then asked Ms. Woitenko when it was expected that the new draft LUB (Bylaw 04/10) would receive second and third reading. Ms. Woitenko stated that staff will be requesting that second reading of 04/10 would be in September with third reading hopefully being given in October, 2010.

Additionally, she said, to complicate matters draft Bylaw 10-Z/10 (Rafter Six Ranch) has applied to amend Bylaw 04/10, the proposed new LUB, once it has passed. Again, she said, a public hearing has been scheduled so members may see this public hearing being advertised but that this may be handled separately after adoption of the new LUB.

5. Appoint Representative – Appeal of Approval DP 44/10

Ms. Thompson reported that at the last MPC meeting in July the MPC had approved of a sunroom addition with side and rear yard variances for a property in Harvie Heights. She said that within the 14-day appeal period (advertisement in the newspaper) an appeal had been received from the adjacent neighbour. She said that the appeal hearing is scheduled for August 31, 2010 at 7:00 p.m. at the municipal office in Exshaw. She asked if anyone would like to attend that hearing given it was an MPC decision. The members discussed who was available and it was decided that Carolyn Montgomery would attend. There was then a discussion about the application when it was considered in July. Tracy Woitenko stated that she was the development officer attending that meeting in Janice Thompson's absence and recalled explaining to the MPC that the subject application was an addition to the agenda at the meeting. Ms. Woitenko stated that based on a Real Property Report that had been previously submitted for compliance assessment it was noticed that the property was not in compliance so a remedy was required. She said that the remedy was the application before the MPC for the sunroom addition and variances. The members recalled this. John Haasen commented that if the adjacent landowner had attended the MPC meeting then perhaps that would have helped to sort out any issues and wondered why the neighbour did not express concern at the time of construction. Chairperson Montgomery noticed that point three of the appeal letter expressed environmental concerns with the use of old creosote timbers in the foundation and located within 30 feet of a residential well. Maria Dunki stated that a building permit would be required so felt that this may be covered off with the building permit process. Tracy Woitenko added that Bighorn's Safety Codes Officer has sent a letter stating no building permit is needed due to the size of the addition. It was then acknowledged that this is now an S/DAB matter and that the MPC have extensive minutes to outline what MPC considered and how it arrived at the decision. Carolyn Montgomery confirmed that she would attend the S/DAB hearing.

The MPC members agreed to move to item VIII. 1

VIII. NEW BUSINESS

1. Council Minutes – Regular June 13, 2010

The MPC members accepted the submitted Council minutes as information.

IX. CONFIDENTIAL MATTERS

MOTION 03.08.10 DUNKI THAT

the Municipal Planning Commission go in camera at 9:38 a.m.

CARRIED UNANIMOUSLY

C.M. TGB

MOTION 04.08.10 HAASEN THAT

the Municipal Planning Commission come out of camera at 10:33 a.m.

CARRIED UNANIMOUSLY

The MPC members agreed to go back to item IV.3 on the agenda.

IV. BUSINESS ARISING FROM MINUTES

3. Draft Dead Man's Flats Area Redevelopment Plan (DMF-ARP)

Ms. Thompson stated that some time ago staff had asked the MPC members if when the review of the draft DMF-ARP was to be next placed on the agenda if the MPC members would agree that detailed minutes did not need to be taken of every discussion of every subject of the review. She said that members were asked if notes summarizing the discussion would suffice instead of full details of the discussion. She said that the MPC agreed at that time and she wanted to know if members still agreed that the minutes would reflect a summary of the discussion only. MPC members acknowledged that a summary of items discussed would suffice for the minutes.

MOTION 05.08.10 MONTGOMERY THAT

the Municipal Planning Commission recess at 10:35 a.m.

CARRIED UNANIMOUSLY

The Chair called the meeting back to order at 10:47 a.m. and the members began discussion of the draft DMF-ARP. Greg Birch joined the meeting at this time.

Janice Thompson stated that she would now turn the meeting over to Tracy Woitenko for this part of the meeting.

Tracy Woitenko outlined the background information on the status of the architectural review for the Hamlets of Dead Man's Flats and Exshaw that was initiated in 2006 with the help of IBI Group. She said that after the draft documents were presented to the MPC (2008), a staff recommendation went to Council requesting rather than formally adopting the architectural review documents as a separate document, that portions of the design guidelines be incorporated into a revised Dead Man's Flats Area Redevelopment Plan. She said that a draft has now been prepared and ready for the MPC to consider. She stated that she was looking for general comments regarding the draft. MPC members wanted assurance that the draft ARP was consistent with BHB's Concept Plan and Ms. Woitenko provided that assurance. There was a lengthy discussion and subsequent agreement to remove Figures 6, 7, 8 & 10 regarding streetscape. Other topics discussed were curb and gutters, narrow streets and how to make streets attractive and environmentally friendly and the need to work with developers in this regard. The Vision statement on page 8 (s. 1.6) was discussed and subsequent agreement to remove the word "resort" in the second paragraph. There was a lengthy discussion regarding future traffic movement on First and Second Avenues, including the possibility that the western off ramp may be removed by Alberta Transportation when the proposed new overpass on the east side of Hamlet is developed (e.g.,

cm. TBB

exit and entrance would be from the same overpass). There was uncertainty, though, of when this might happen. Figures 9 and 11 were reviewed in this context and a suggestion was made to add a road connection between First and Second Avenues to match the proposed road access to the new residential/industrial areas. Wildlife fencing was confirmed as being included in the draft document. Access to and layout of the properties including those with two “fronts” was discussed along with parking requirements and design. Ms. Woitenko asked MPC members if there were any concerns with the design guidelines portion of the draft to which members stated there were none. Lastly, Ms. Woitenko commented that she had substituted some of the pictures that IBI Group had included with some different ones and the MPC members agreed that the substituted pictures were better.

Ms. Woitenko stated that if there were no further comments from members then staff are recommending that MPC recommend to Council that the draft ARP now be presented to the public through open houses prior to starting the formal bylaw adoption process.

MOTION 06.08.10 HAASEN THAT

the Municipal Planning Commission recommend to Council that the draft Dead Man’s Flats Area Redevelopment Plan be presented to the public for review through a public open house process prior to consideration by Council for adoption by bylaw.

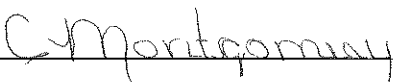
CARRIED UNANIMOUSLY

X. ADJOURNMENT


MOTION 07.08.10 ADAMS THAT

the Municipal Planning Commission meeting adjourn at 11:54 a.m.

CARRIED UNANIMOUSLY



CHAIR



DESIGNATED OFFICER